

SPRING 2023

Lifestyle

Collection



PETER NEWBOLD TALKS TO US ABOUT...

GREEN SHOOTS BECOMING APPARENT IN LIFESTYLE PROPERTY SECTOR



Although history will recall the winter of 2023 as one of with plenty of economic challenges, now spring is here the green shoots are appearing, not just in the paddock, the flowerbed, or the glasshouse: in the economy as well.

While many commentators suggested we were going through a recession, even though times have been tough, statistics show that a recession technically did not occur. Post-covid, immigration has returned to high levels and is again fuelling the economy.

While these green shoots are yet to come to full fruition in the lifestyle property market, what does appear to have swung to the positive is the residential market, which lifestyle traditionally follows close behind. That is also becoming apparent day to day in many regions as our lifestyle property salespeople go about their regular business, interacting with vendors and purchasers responding to renewed positivity.

Supporting those anecdotal reports, recent REINZ data shows the green shoots from previous months are continuing to grow. Confidence is emerging in the property market, encouraged by several signs of an upward trend.

In residential the median number of days to sell a property has dropped significantly in the past year, average sale prices are rising again, and the total quantity of sales is also swinging back

up. In such circumstances, lifestyle property trends invariably shadow those in residential.

If that encourages you to enter the lifestyle property market, it is more important than ever to seek out trusted guidance. Whether you intend to buy or sell lifestyle property, or simply take a general interest, PGG Wrightson Real Estate stands by to assist.

As part of the country's best established rural service brand, with expertise across the broad scope of rural life and business, for anyone looking to set themselves up in a new rural community, our offering provides a unique and specialised level of assistance. If you are a lifestyle 'newbie,' we are what you need with assistance ranging from guidance on purchasing stock, to help understanding water consents, to a simple solution to insure your new prized asset.

We are a national team of local experts: a reliable, trustworthy partner, ideally placed to assist you into a new rural lifestyle in a new community.

We look forward to hearing from you.

PETER NEWBOLD
General Manager
PGG Wrightson Real Estate Limited





The Forest Stewardship Council® (FSC®) is a global, not-for-profit organisation dedicated to the promotion of responsible forest management worldwide. FSC defines standards based on agreed principles for responsible forest stewardship that are supported by environmental, social and economic stakeholders. It is the only forest label supported by environmental groups such as the World Wildlife Fund, Greenpeace and by major forest product retailers. To learn more, visit www.fsc.org. This product is made of material from well managed forests and from recycling.

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OUR COMPANY

HELPING GROW THE COUNTRY

PGG Wrightson Real Estate Limited is a nationwide real estate company assisting clients throughout the country and across the globe to buy and sell New Zealand property. We are a national network of experienced, local real estate agents who have been connecting people with property across the country, for generations.

With 17 regional offices plus an additional 40 offices covering every region of New Zealand, our 16 managers and over 170 sales specialists span the country ready to work together with you to exceed your best outcome.

As an organisation, our mission is to help grow the country – helping farmers and growers to become successful. Ultimately, our ability to do this comes down to the products and services that we provide and, in particular, the capability and integrity of our people. While we are a big company, we value the importance of the local touch and encourage our people to bring fresh thinking to “go the extra mile” to help our clients succeed.

A NETWORK THAT REALLY WORKS

When you deal with us you are dealing with one company and one team, not a group of franchised operators and offices. This means you get access to our national network, with salespeople covering the entire country, who really do work together to achieve the best possible outcome for you.

AN OUTSTANDING BRAND

The PGG Wrightson Real Estate brand stands out from all the others – signifying trust, integrity and remarkable results.

SPECIALIST KNOWLEDGE AND WORLD-CLASS SERVICE

Our experienced, specialist staff will go out of their way to ensure your property objectives are met, delivering the very best service for your entire real estate experience, whether your property choice is urban, lifestyle or rural.

PEOPLE FOCUSED

Our clients and our staff mean everything to us. This is our company's hallmark and we are proud of it. Our clients are the core, the heart of our business, and the very reason for our success. Our staff are among the best and most accomplished in the real estate industry. Together, they have made us who we are today and we recognise their importance in every aspect of our business.

UNBEATABLE TRACK RECORD

We aim to be the best in what we do and we have been focused on achieving this since our business was founded more than 170 years ago. Added to this is a genuine desire to make the process of buying and selling property an exciting and seamless experience for everyone.

OUR OFFICES

WE LIVE HERE TOO

For specialist knowledge on buying and selling rural, lifestyle and residential real estate throughout New Zealand, contact your local branch.



NORTH ISLAND

Cambridge	07 823 0647
Dargaville	09 439 3342
Dannevirke	06 374 4407
Feilding	06 323 0076
Hamilton	07 858 5338
Hastings	06 878 3156
Kaitia	09 408 6130
Katikati	07 571 5795
Kerikeri	09 407 4832
Levin	06 367 0836
Masterton	06 378 2500
Matamata	07 889 0171
Morrinsville	07 889 0171
Pukekohe	09 237 2014
Rotorua	07 349 5486
Taihape	06 323 0076
Tauranga	07 571 5795
Te Awamutu	07 858 5338
Te Kuiti	07 858 5338
Te Puke	07 573 0243
Waihi	07 863 6589
Waipukurau	06 858 6073
Wairoa	06 838 8059
Whakatane	07 349 5486
Whangarei	09 470 2522
Wellsford	09 423 9712

SOUTH ISLAND

Alexandra	03 440 2395
Amberley	03 313 0613
Ashburton	03 308 6173
Balclutha	03 470 0317
Blenheim	03 579 3703
Christchurch	03 341 4338
Cromwell	03 445 3735
Culverden	03 313 0610
Darfield	03 341 4301
Dunedin/ Mosgiel	03 470 0317
Fairlie	03 687 7330
Geraldine	03 687 7330
Gore	03 209 0300
Greymouth	03 768 1222
Invercargill	03 211 3130
Kaikoura	03 579 3703
Leeston	03 341 4301
Lincoln	03 341 4301
Nelson	03 543 8592
Oamaru	03 433 1340
Palmerston	03 470 0317
Ranfurly	03 440 2395
Rangiora	03 313 0610
Te Anau	03 249 8611
Temuka	03 687 7330
Timaru	03 688 4084
Waimate	03 687 7330

GREAT PROPERTIES, OUTSTANDING RESULTS

The following is a sneak peek into the past few months' successful sales from around the country. If you are after local knowledge, experience and the best outcome, contact our real estate specialists today to get your property listed and sold!

DATE RANGE

MARCH - SEPTEMBER 2023

SOLD | DARGAVILLE

15.36ha | Keegan Dalbeth & Megan Browning



SOLD | OTAUA

32.68ha | Adrian van Mil



SOLD | KIRWEE

2.01ha | Janetta Thomas & Min Cookson



SOLD | FERNSIDE

4.8ha | Nick Rattanong



“They were
on the ball.”

** Feedback from NPS Survey (supplied by Ask Nicely)*

SOLD | AMBERLEY

4.26ha | Maria Rickerby & Jo Priebee



SOLD | DARFIELD

5707m² | Dan van der Salm & Janetta Thomas



SOLD | WILLOWBY

8.1ha | Tim Gallagher & Dan van der Salm



SOLD | MEEANEE

4.76ha | Paul Harper



SOLD | DANNEVIRKE
6686m² | Bec Adie



SOLD | KAIRANGA
1ha | Jacqui Campion & Wayne Brooks



SOLD | HIGHCLIFF
1.22ha | Craig Bates & Roger Nicholson



SOLD | WAITUNA WEST
1.99ha | Michael & Jacqui Campion



“
Informative
very helpful.”
”
** Feedback from NPS Survey (supplied by Ask Nicely)*

SOLD | WHAKAMARAMA
5210m² | Kirsty Walker



SOLD | KAUANA
11.7ha | Andrew Patterson



SOLD | OHAUPO
3.23ha | Scott Borland



SOLD | WAIHI
1.54ha | Mike Matutinovich



“
Very pleased
with them.”
”

** Feedback from NPS Survey (supplied by Ask Nicely)*

SOLD | WAIMATE
7910m² | Simon Richards



SOLD | AMBERLEY
4ha | Maria Rickerby & Jo Priebee



NORTH ISLAND



NORTH ISLAND

LIFESTYLE COLLECTION | SPRING 2023



DARGAVILLE, NORTHLAND

4988 State Highway 14

 3  1  2

Private Hidden Treasure

This gorgeous 1.2 hectare lifestyle block sits in an elevated position amongst hilltop gardens with fully renovated three bedroom home. Modern kitchen that looks out towards the Northern Wairoa River and rural landscape, home has had new roof, double glazed windows and a top-of-the-line solar system installed. Fully renovated bathroom, new carpet - all the hard work has been done for you to sit back and enjoy. Carport and covered patio area plus a studio, garaging with power and concrete flooring makes a great workshop or storage shed. Set amongst established gardens and trees with four paddocks.

\$820,000

pggwre.co.nz/DAG38146



MEGAN BROWNING

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DARGAVILLE, NORTHLAND

Babylon Coast Road

Spoilt for Choice

- Lot 4: 5670m² section
- Lot 5: 7300m² section
- Lot 6: 5900m² section
- Lot 8: 6700m² section

This group of sections are elevated, have views, the entrances built, power at the boundary and are ready for you to choose the one that suits you best. There is a variety of section sizes so get in quick and buy the one that suits you best. Whether it be the one that has the road frontage or take one of the back sections and be more private. A Geo Tech report has been completed, there are no building covenants, all sites have been fenced and they are ready to go. Titles are expected early next year. Close location to Dargaville township.



MEGAN BROWNING

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\$329,000 each

GST Inclusive

pggwre.co.nz/DAG38589



DARGAVILLE, NORTHLAND

70 Parore West Road

🛏️ 3 🚿 2 🏠 5

Lifestyle With So Much More

Fabulous location on the outskirts of Dargaville, next to the Kaihu Bike Trail, 2.06 hectares of self-sufficient bliss. The home with three double bedrooms and multi living areas. Large sheds to keep every man happy. Established gardens with exotic's, edibles and approximately 100 irrigated blueberry bushes. Graze a few stock. So much more hidden within you'll need to view.

Deadline Sale

GST Inclusive
(Unless Sold Prior)
Closes 2.00pm, Tuesday 31 October

🔍 pggwre.co.nz/DAG38463



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KEEGAN DALBETH

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DARGAVILLE

AFFORDABLE LIFESTYLE DREAM

Several Northland families have taken advantage of farms in the region selling for forestry development, opening up an opportunity for highly affordable lifestyle property.

On the back of land use change from pasture to trees, Megan Browning of PGG Wrightson Real Estate, Dargaville has sold properties recently after subdividing a house or homestead from a former farm.

Nina Porter-Auld and partner Jesse Boyd bought one of these properties on 0.4 hectares in Waitotira, moving from Whangārei 40 kilometres south in August with their children Thea age seven, and Arya age five.

Nina grew up on a Northern Ireland council estate, so the childhood her daughters are now having is completely different to her own.

"We talked about a better lifestyle for our children for a few years, trying to work out the best place for them to grow up. Ever since I was little, visiting my Granny in the country every so often, I've always wanted to live outside the city. Jesse lived in the Waitākere Ranges when he was young, so also prefers the country. Usually you need a lot of money for that."

After searching for a few months though, they found what they wanted.

"Although we looked at properties in town, they were not where we wanted to be. When we found this property, we were hooked.

"We love the views, and for what we were getting the price was amazing. Knowing we can financially pay this off is such a great feeling," says Nina.

Both still working in Whangārei, Nina is a registered nurse, while Jesse works in a family construction firm, which makes the various building projects now in front of them easier.

"We started with insulation and replacing the boiler, next we plan to do up the inside right through, room by room," says Nina.

Meanwhile Thea and Arya have plenty to explore.

"They are either rounding up the turkeys, or the pigs, or playing in the paddock, or picking the fruit from our guava and feijoa trees. When we go out for walks there is plenty to explore. We plan to get some chickens, plus a goat or some sheep.



"Living here, our children are allowed just to be kids," says Nina.

Jesse is also planning hunting trips with their new neighbours.

Megan says what Nina and Jesse have done is also possible for others seeking to take their first steps into lifestyle property.

"We have sold several of these, and based on other farms sold for forestry, more are likely to come to the market in the next few months. Formerly serving as farm houses, mostly with three or four bedrooms on titles ranging from 3000 square metres to 20 hectares, and generally sold in an 'as is' condition, they range in price from \$350,000 to \$700,000. More affordable than your average lifestyle block, they are an opportunity for the likes of first home buyers to achieve a lifestyle dream, maybe using their Kiwisaver to secure the purchase. People from Auckland and Whangarei are showing an interest, alongside others already in the local area.

"While likely to require some work, they are an excellent opportunity for many who otherwise wouldn't be able to buy," says Megan.



MEGAN BROWNING

Rural & Lifestyle Sales Consultant
027 668 8468



MAUNGAKARAMEA, NORTHLAND

 2  2  3

4 Kendall Road

Appealing Lifestyle So Handy to Town

9.2660 hectares well set up with a comfortable two bedroom house and attached three bay garaging/workshop. The house is North facing and contains an en-suite plus another full bathroom, with the kitchen, dining lounge area being all open plan heating is provided from a wood-burner. Other infrastructure includes a two bay implement shed, with a container converted to a woolshed attached to it, and a very good set of sheep yards and load out race. The contour is easy rolling and lays nicely to the north. Fencing is three wire electric and is in very good condition, there are eight paddocks. Contact Dennis today for more information.

Price by Negotiation

GST Inclusive

[Q pggwre.co.nz/WHG38474](https://www.pggwre.co.nz/WHG38474)



DENNIS WALLACE

022 312 7704

dennis.wallace@pggwrightson.co.nz



WELLSFORD, AUCKLAND

49 Tamerlane Road

 4  1  1

Two Titles, Two Dwellings, Ready for New Chapter

Retiring vendors are ready to downscale and relocate closer to family, so their 38ha pride and joy is now available to the next deserving family. The main four bedroom home stands proud in its lovely sun drenched elevated platform and although still in its original condition it has been well looked after. A huge open plan basement area means plenty of space to stretch out. A second one bedroom self contained cottage is a short walk from the main home but is separated and private. Various infrastructure includes an older woolshed, round barn, stock shelters and cattle yards.

Set Date of Sale

Plus GST (if any)
(Unless Sold Prior)
Closes 2.00pm, Thursday 23 November

pggwre.co.nz/WEL38174



SCOTT TAPP

021 418 161

teamscott.tapp@pggwrightson.co.nz



WHAREHINE, AUCKLAND

85 Heaven Road

Rural Gem - Price Reduced!

Step into the rural lifestyle you've been dreaming of with this well maintained three bedroom, two bathroom house. Set in a gorgeous landscape featuring nearly 20ha of rolling fields and bursts of native bush, this property maintains charm and functionality. With north facing sun soaked decks, flourishing veggie gardens, and a fully secured section, it meets the demands of comfortable, country living. The property boasts of 16 paddocks, easy to access via a well maintained raceway system. With a large round barn and a set of cattle yards, this property has your rural and lifestyle needs covered. Meeting the Healthy Home standards.

 3  2

\$1.195M

Plus GST (if any)

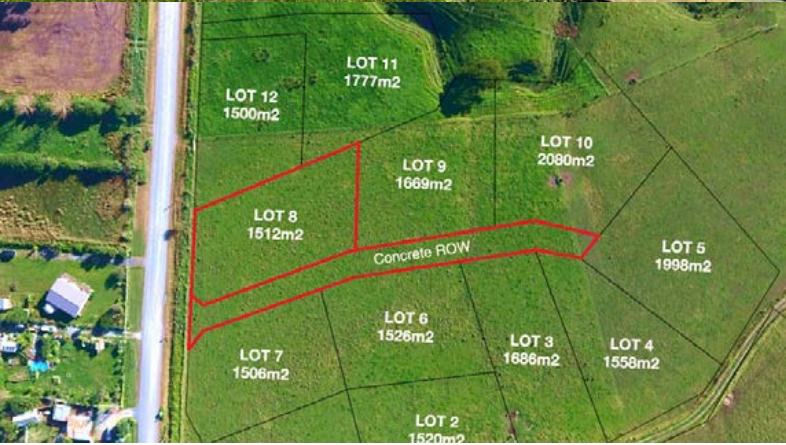
[pggwre.co.nz/WEL36660](https://www.pggwre.co.nz/WEL36660)



SCOTT TAPP

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TAPORA, AUCKLAND

Lot 8 Journeys End

Where the Journey Ends and Begins

Where else in the Auckland region can you find a 1,512m² section for \$250,000! If the idea of golf, fishing or just relaxing in a quiet rural environment sounds attractive, then this generously sized residential block in a brand-new subdivision in Tapora is just what you have been searching for. This easy to build flat contoured site has good access and approved building site ready for construction. Underground power and stormwater connection ready to hook up. The Community Hall, Tennis Courts, and Primary School (which caters up to year 8 students) are across the road. Water access and boat ramp at Birds Beach.

\$250,000

GST Inclusive

poggwre.co.nz/WEL34933



SCOTT TAPP

021 418 161

teamscott.tapp@poggwrightson.co.nz



MATAKANA, AUCKLAND

Lot 11 Moya Drive

Rare Lifestyle in the Village

Grab hold of this rare luxury lifestyle site in popular Matakana! Sprawling over 1.8715 hectares, this sizable section boasts an enviable location that overlooks an established wetland, adding to its charm, and comes with power and phone connections to the boundary. Just a leisurely stroll from the heart of Matakana Village famous for its farmers markets, eateries, galleries and more, while not compromising on tranquillity. With Omaha Beach and other East Coast beaches just a quick trip away, this site has everything your heart desires in lifestyle living. Take this opportunity to invest in Matakana's vibrant lifestyle.

Price by Negotiation

GST Inclusive

pggwre.co.nz/WEL35837



SCOTT TAPP

021 418 161

teamscott.tapp@pggwrightson.co.nz



TAPU, WAIKATO

96 Tapu Heights Rise

The Next Level

Are you looking for the perfect position to build your dream home or grand design? Somewhere peaceful and private close to beautiful beaches with a bush backdrop? Come and discover Lot 4 in this next level subdivision with stunning panoramic views across the Waikato, Hauraki Gulf and Coromandel. This subdivision is in a class of its own - prepare to be amazed. There are nine sections in total, designed to maximise the commanding views with natives planted on bunds between them providing shelter and maintaining privacy while still preserving the desirable friendly feeling of a coastal community.

\$695,000

GST Inclusive

pggwre.co.nz/MOR35643

 Video Available



EMMA MUIR

027 210 1803

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NORTH ISLAND

AUCTION THE PERFECT METHOD TO TRANSACT PROPERTY

Throughout the rural economy auction is a common and centuries-old means of transaction. If you seek to sell property, whether lifestyle, residential or rural, auction is an efficient and dependable way to bring out the market's best possible response.

PGG Wrightson Real Estate has a series of auctions in the North Island this spring, particularly in the lifestyle category. With the market in the process of swinging up back into a more positive phase of its cycle for anyone considering buying or selling property, understanding the benefits of auction are as important as ever.

Auctions have a fixed timeframe, focusing the selling process, which is particularly beneficial for a seller who wants a prompt, definite result.

A concentrated marketing campaign focused on an auction, aiming towards the agreed auction date, establishes a deadline for anyone interested in buying. This enables a more definite plan for the property's sale and transition.

Sometimes the fact that a date is set will motivate a buyer to

commit to a pre-auction offer, which the seller may decide to accept: win-win.

Prior to the auction date buyers have the opportunity to undertake due diligence on the property, fully assess its merits, and decide what they think it is worth.

Prior to and through the auction, sellers retain a degree of authority and control over the process, setting the sale terms and conditions, including the auction date and the minimum reserve.

Selling in a public forum is transparent, creating competition that encourages prospective purchasers to arrive at a fair though optimum value. Buyers are able to see who they are competing against, bidding up to and just above an amount that others are willing to match or surpass.

An auction generates competition, tending to drive up the final sale price. When bidders are emotionally invested in the process, they are more likely to bid beyond their original intent.



Auction eliminates lengthy negotiation between buyer and seller. Focusing purely on a simple transaction, where the highest bidder wins the property.

Auctions often create a buzz that attracts a wide range of potential buyers, maximising the exposure of the property to a larger audience.

Once the hammer falls and the highest bid is accepted, the sale is binding. So long as there is a market, the auction process increases the level of certainty that the property will sell, which may not be the case for a sale when the two parties are in negotiation.

Once auction day arrives, before the auction starts the auctioneer will thank those in attendance, describe the main features of the property and outline any special conditions attached to either the property or the conduct of the auction.

After this preamble, the auctioneer will invite bids and the auction will begin in earnest. Once the reserve has been met, the auctioneer may pause the auction to discuss whether the vendor is ready to accept the offer, a discussion that can take some time.

Auction bidders know that if they succeed a 10 per cent deposit is required immediately after the hammer falls. Once contracts are signed, the purchaser is fully committed and the sale is secured. As a fallback, if a property is passed in at auction, the vendor may choose to enter negotiation with one or more bidders and secure a sale in that way.

While an auction offers many advantages, it may not be suitable for all types of property or seller. Before deciding to sell your property at auction, carefully consider your goals and circumstances and consult with an auctioneer. When evaluating the potential benefits of this method of sale, take into account that auction fees and costs are also part of the process.

Auctions always have a level of drama and excitement, and more often than not achieve a satisfactory result for the parties.

See you in the auction room.

Sloane Morpeth began working for Wright Stephenson, one of the companies that subsequently merged to become PGG Wrightson, in 1972. After working in livestock and real estate, including for other companies and as a freelance auctioneer, he returned to the company to become PGG Wrightson Real Estate's North Island auctioneer in May 2014. Since 1989 he has conducted approximately 4500 property auctions.



SLOAN MORPETH
Auctioneer North Island
027 489 4667

LEARN MORE: pggwre.co.nz/auctions



THAMES, WAIKATO

119 Collarbone Road

 3  2  2

Views to Live for

Tucked away at the top of a private road just 1900m from the centre of town, this 1.81 ha bush block with two dwellings offers multiple options and the opportunity to develop. The charming rustic one bedroom log cabin is a unique modern home with octagonal architecture and incredible panoramic views. Features include a huge deck with conservatory, native timber floors and dual access bathroom with big windows showcasing the bush backdrop from the bath and glass walled shower. Open plan kitchen/dining with electric oven and walk in pantry. The lounge has a log burner and French doors open to the deck. Potential to subdivide.

Expressions of Interest over \$1M

[pggwre.co.nz/MOR38440](https://www.pggwre.co.nz/MOR38440)



EMMA MUIR

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emma.muir@pggwrightson.co.nz



KATIKATI, BAY OF PLENTY

286A Woodland Road

🛏️ 3 🚿 1 🏠 1

Riverside Charm

This stunning 2.182ha property offers a lifestyle far from the ordinary; a private world with superb Kaimai and river views. The 210m² (approx) homestead features brand new kitchen with open plan dining and living. Stylishly refurbished with new flooring throughout. Three bedrooms plus study, including a loft. Rumpus room with private balcony.

Price by Negotiation

Plus GST (if any)

Buyer inquiry over \$1.5M plus GST (if any)

A Colorsteel shed houses the tools and toys. The orchard hosts 105 almost spray-free Avocado trees.

🔍 pggwre.co.nz/TEP38425

With near absolute privacy, relax, entertain guests or work from home.



MORGAN SAYLE

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TIM GALLAGHER

027 801 2888
tim.gallagher@pggwrightson.co.nz



KATIKATI, BAY OF PLENTY

53C Woodland Road

 6  3  2

Rural Retreat - Space and Views

Stunning, wide Mount Maunganui, Pacific Ocean and Tauranga harbour views. 17.1ha with 300 (approximately) irrigated (own bore) and fertigated 17 year old table land avocados. Elevated, designer farmhouse boasts air conditioning to seven bedrooms - an ideal BnB venue. Cathedral ceilings offer a grand and relaxed family space that opens to a beautiful, in-ground pool and extensive decks. Large four bay shed with power and lockable orchard office and smoko room. Grazing, farm forestry, pony park. Hunting, whitebaiting and swimming holes in the Tahawai Stream. This is the ultimate lifestyle.

Tender

Plus GST (if any)
(Unless Sold Prior)
Closes 12.00pm, Thursday 23 November

 pggwre.co.nz/TAR38008

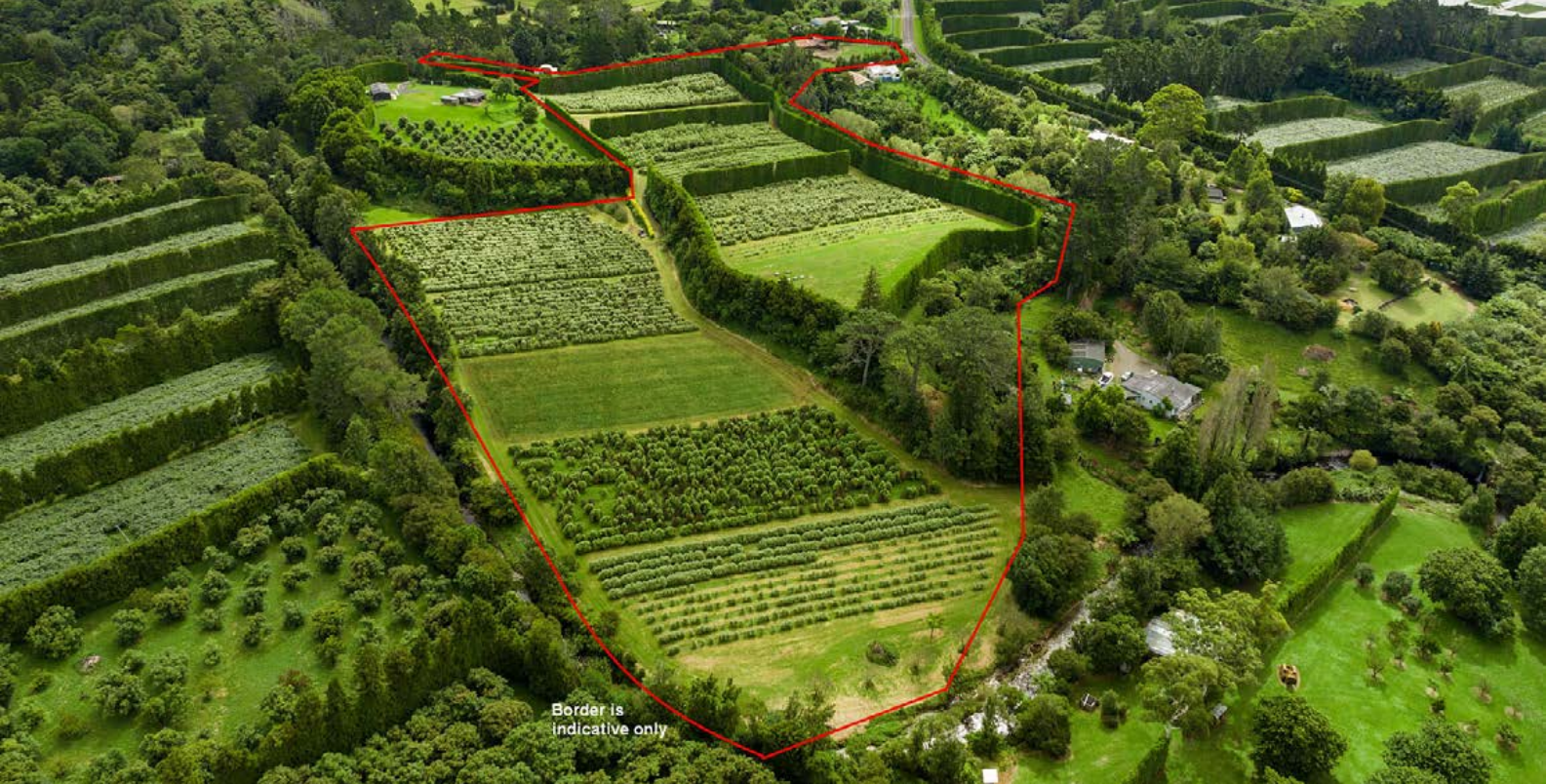
 Video Available



ANDREW FOWLER

027 275 2244

afowler@pggwrightson.co.nz



KATIKATI, BAY OF PLENTY

40 Killen Road

A1 Options on Parkland

5.89ha bare land. Enter through an archway of native forest to two large, flat plateaus offering gorgeous building sites. An incredible stream with beautiful swimming holes is a large part of the boundary and a delightful feature. Three phase power at the rustic old cowshed. A roundabout on State Highway 2 gives confidence to future planning approvals. Set up shop! No covenants, move your caravan on, get yourself sorted then build a dream home at your leisure. Well sheltered and fertile - perfect for high value horticulture conversion. Good tracks give all weather access.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/TAR37524](https://www.pggwre.co.nz/TAR37524)



ANDREW FOWLER

027 275 2244

afowler@pggwrightson.co.nz



WHAKAMARAMA, BAY OF PLENTY 3 1

116 Turner Road

Horses, Livestock, Views, and Opportunity!

25.26ha in one title with expansive ocean views. Dreamy building sites in various locations over the block. Wetland/water feature with endless possibilities for beautification. Mixture of native bush, pines and grazing land.

Motivated vendor would like to see it go to new owners.

Price by Negotiation

Plus GST (if any)

 pggwre.co.nz/TAR36215

 Video Available



TIM GALLAGHER

027 801 2888

tim.gallagher@pggwrightson.co.nz



TAURANGA SOUTH, BOP

47B Fraser Street

 4  2  1

Central Family Home with Income

Forget the traffic jams... This four-bedroom, two-bathroom home ticks all the boxes. Just a simple 2km walk to Tauranga CBD. On the ground floor you will find a fully self-contained one-bedroom flat with kitchenette, perfect for Air BnB, rental, granny flat or home office set-up with its own wheelchair accessible bathroom. On the other side of the hall there is another very large bedroom with external access and its own toilet and laundry. Upstairs in the north-facing living area which gets all day sun, you will find an open plan layout with modern kitchen, two more sun-filled bedrooms and yet another bathroom.

\$965,000

GST Inclusive

[pggwre.co.nz/TAR38259](https://www.pggwre.co.nz/TAR38259)



BEN NOTTINGHAM

028 411 4098

ben.nottingham@pggwrightson.co.nz



WELCOME BAY, BAY OF PLENTY

18B Panorama Drive

 2  1  2

Private Lifestyle - Close to City

This two-bedroom, 1940s villa with a third bedroom garage conversion (un-consented) and sunroom/office is the perfect property to start your lifestyle dreams. Whether you want to renovate or spruce up the existing charm, this house is a great base. Bask in the stunning sunsets with amazing views towards the Kaimai Ranges. With a spring-fed stream on the boundary and 6000m² (approximately) of paddocks there is plenty of room to raise some sheep, a couple of cows or horses. Rich, fertile soil means vegetables and fruit trees thrive. There is a chicken run and pig shelter already in place to get you started.

Price by Negotiation

GST Inclusive

 pggwre.co.nz/TAR38136

 Video Available



BEN NOTTINGHAM

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WELCOME BAY, BAY OF PLENTY

🏠 7 🚿 3 🚗 2

157 Waikite Road

Cityside Premium Contour Perfect Views

10.023ha on the city boundary, two large road frontages, ultimate city and ocean views. This incredible north facing land is ideal for horticulture, grazing and future subdivision. A very large, seven bedroom, three bathroom split level home has multiple entrances, essentially two separate units. A huge garage and hobby area also faces north. Your own bore to irrigate the avocados and water the livestock. A large implement shed and a haybarn are great improvements. At 120 metres above sea level the 30 plus avocados fruit well and enjoy an ideal climate. Two small pine plantations are ready for harvest and easy to extract.

Tender

GST Inclusive
(Unless Sold Prior)
Closes 3.00pm, Thursday 23 November

🔍 pggwre.co.nz/TAR38261



ANDREW FOWLER

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PONGAKAWA, BAY OF PLENTY

1302/1 Pongakawa Bush Road

Dream Living on 4.55ha

Picture your family living in a farmhouse, in the Pongakawa hills with views of the ocean. 4.55 hectares, north-east facing dwelling with open-plan kitchen and dining, three bedrooms, one bathroom, separate shower and two fireplaces. Five fenced grazing paddocks with reticulated water supply, two-bay garage and open shed.

Escape city living, work from home and let the kids run free. Neighbouring land is for sale (1302/3), which provides an opportunity for a large family to purchase both lots.

 3  1  1

Enquiries Over \$900,000

GST Inclusive

 pggwre.co.nz/TEP38025

 Video Available



MORGAN SAYLE

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PHIL GOLDSMITH

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WHAKATANE SURROUNDS, BAY OF PLENTY

50a Lambert Road, Putauaki

Ideal Lifestyle Setup

This well-presented lifestyle/grazing property offers multiple options if you have a yearning for country life. With 8.7 hectares, (21.5 acres) located down a quiet private access, this property has all the attributes that will allow you to fulfill all your lifestyle dreams. The large three bedroom and large office/study home has a functional modern kitchen with an open plan layout that embraces the living and lounge area, making for a cooking space that's fun to cook and socialise in. Two heat pumps and a fire place are sure to keep the family comfortable all year round.

\$1.24M

GST Inclusive

pggwre.co.nz/WHK37796



AMANDA BLOMMERDE

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PHIL GOLDSMITH

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BAY OF PLENTY

OPOTIKI BENEFITS FROM AQUACULTURE PROSPERITY

Significant economic development focused on aquaculture in Ōpōtiki is helping initiate a surge in activity in the Eastern Bay of Plenty's lifestyle property market.

Benefiting from the government's Provincial Growth Fund (PGF), which awarded \$117.37 million to projects in the district, investment in an offshore mussel farm and the town's harbour, including a private marina development, are set to drive growth in the area.

Iwi owned Te Whakatōhea Mussel Farm sits 8.5 kilometres off the Ōpōtiki coast, encompassing over 3800 hectares of open ocean. Mussels harvested daily from the farm are processed in Ōpōtiki at a plant built with the assistance of \$24.85 million from the PGF. Meanwhile with \$76.4 million allocated from the PGF the Ōpōtiki Harbour Development Project is under way recently opening of a new groyne to create an entrance navigable in all but the worst conditions to provide access for larger boats. Also assisting is the University of Waikato, which opened the Raukōkore Marine Research Centre in September 2023, the university's base for ongoing research in the East Coast Moana a Toi and the Tairāwhiti region.

All the fundamentals are in place for the growth of large scale aquaculture in the offshore waters of the Eastern Bay of Plenty, enabling Ōpōtiki to become a service and processing base for that and other marine related activities.

Waiotahi locals Phil and Eileen Goldsmith of PGG Wrightson Real Estate, Whakatane, say Ōpōtiki offers a strong community, affordable housing, and many ways to enjoy the outdoors.

"With its temperate climate, Ōpōtiki gardens thrive, while the small town lifestyle, and great beaches for swimming, diving and fishing make it the perfect place to live or holiday in. With plenty of open sea, 160 kilometres of coastline, 13 clean, fast flowing rivers and 11,200 hectares of native bush and scrubland, the Ōpōtiki District is the perfect home for a community that appreciates and enjoys outdoor activities and the natural environment. The district comprises 25 per cent of the Bay of Plenty region and contains 50 per cent of the Bay of Plenty coastline.

"Recreational ocean fishing here is exceptional, attracting plenty of people to retire to Ōpōtiki, or look out for holiday



accommodation here, usually coming from Rotorua, Taupo, and south of the central North Island. Service people such as builders and electricians are also moving into the area, adding to the community growth.

“Now the mussels are set to be a big focus, igniting sustainable economic prosperity in the region, taking growth to the next level and creating hundreds of new jobs. All those positive factors add up. It’s definitely an up and coming marketplace for lifestyle property, and one to watch,” he says.

Phil and wife Eileen, whose family has farmed in the district for four generations, work together in the lifestyle and rural property sectors.

Just under 9300 people live in Ōpōtiki District, while each year more than 30,000 visitors spend time in the area. Some 20 marae are a focal point for local communities, along with a number of strong farming, lifestyle and coastal settlements.

Historically primarily an economy driven by agriculture, over 400 farms, amounting to 75,660 hectares comprise much of the Eastern Bay of Plenty, consisting of 38 per cent in beef and dairy farms, 29 per cent in planted forests, and one per cent in horticulture, of which the majority is land planted in kiwifruit, with three main packhouses and plans for ongoing further development within this industry.



PHIL GOLDSMITH
Rural & Lifestyle Sales Consultant
027 494 1844



EILEEN GOLDSMITH
Rural & Lifestyle Sales Consultant
021 288 8078



WHAKATANE, BAY OF PLENTY

81c Mason Road

Off-Grid Sustainable Living - 1.64 Hectares

The property, located 8km away from Whakatane, features a fully renovated two bedroom home and a newly constructed deck. Below the house, you'll find ample storage, and discreetly tucked away is a two bay Versatile carport along with a state of the art solar system.

The house operates independently off the grid, utilizing solar power and gas. Inside, a log burner in the lounge ensures cozy warmth throughout the residence. A spacious sliding window connects the kitchen to the deck outside, providing a perfect setting for hosting family BBQ's or simply passing your coffee to the outdoor bar area.

\$850,000

GST Inclusive

[pggwre.co.nz/WHK38378](https://www.pggwre.co.nz/WHK38378)



PHIL GOLDSMITH

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AMANDA BLOMMERDE

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TE AROHA, WAIKATO

406 Rawhiti Road

Unique Rural Retreat

Follow the tar sealed driveway through the magnificent Redwoods and Silver Birches to be greeted by an impressive family home. Consisting of five bedrooms, three bathrooms, two living areas, two dining areas and an office with extensive storage throughout the home - it will surpass all your family needs. Gas and electric hot water, two heat pumps, two open fires plus underfloor heating to keep you cosy in the winter. The block consists of twelve paddocks - predominantly post and rail fencing. Shedding consists of 144m² open pole shed with a 48m² lean-to, plus a five bay open stall stable block with tack room, chook house and pig pen.



AIDAN COWLEY

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 5  3  2

\$1.35M

Plus GST (if any)

pggwre.co.nz/MOR37857



MATAMATA, WAIKATO

118 Costall Road

Motivated Vendor

Here is a great opportunity to acquire five hectares of prime flat and fertile land with a well maintained Hinuera stone homestead. The property is well located on a no-exit road, with rural views across the surrounding countryside to the Kaimai ranges. The homestead has four bedrooms, office, rumpus room or additional bedroom and a large double garage providing plenty of room for vehicles and storage. The contour is flat with free draining silt loam soils, ideally suited for grazing cattle, calf rearing, equine, horticulture or enjoy a passive income from leasing the land.

\$1.29M

Plus GST (if any)

Q [pggwre.co.nz/MAT37704](https://www.pggwre.co.nz/MAT37704)



PETER DONNELLY

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JIM ECCLESTONE

021 424 600

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TE MIRO, WAIKATO

1/640 Brunskill Road

Park the Boat, Live the Good Life!

Located in the blue chip triangle within approximately 25km to Cambridge, 15km to Karapiro for water sports and 39km to Matamata. A feature of this beautifully presented piece of paradise is the nature of options this property has to offer. Consisting of 2.1 ha (5.2 acres, more or less) currently with a fenced off orchard and separate vegetable garden surrounded by manicured gardens and lawn. The well-presented three double bedroom homestead, built in 2006, with two lounges, open plan living with easy flow out to patio and deck area, with large double internal garage, is well situated to catch the sun and views this property has to offer.



TREVOR KENNY

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 3  3  2

Auction

GST Inclusive

(Unless Sold Prior)

11.00am, Thursday 16 November

PGGWRE, 87 Duke Street, Cambridge

[pggwre.co.nz/MAT38410](https://www.pggwre.co.nz/MAT38410)



TIRAU, SOUTH WAIKATO

3 MacMillan Road

Complete Lifestyle Package

Situated just 1km from Tirau and close to the Tirau Golf Course this appealing lifestyle property set on three hectares (more or less) has so much to offer. The homestead sits perfectly on an elevated site to capture the sun and rural views. The three bedroom plus office low maintenance home is immaculate with recently installed double glazing aluminium joinery. There is an additional living room complete with a bar, ideal for those social occasions. Enjoy the terraced landscaped gardens with an outdoor patio area. To complete the package the contour is flat to easy rolling with free draining Tirau Ash soils.

\$1.25M

GST Inclusive

[Q pggwre.co.nz/MAT36702](https://www.pggwre.co.nz/MAT36702)



PETER DONNELLY

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MATANGI, WAIKATO

50E Trentham Road

The Wow Factor!

This stunning property is an absolute oasis of calm, located within easy reach of Hamilton and Cambridge and packed with unexpected delights. The spacious home, with ducted central heating throughout, offers five beautifully appointed bedrooms and three bathrooms, so there's space for everyone to create their own sanctuary. The entire property is framed by nature, creating a private paradise with space for all of your interests, thanks to fenced paddocks and 1.455ha to enjoy. You don't even need to leave home to enjoy a getaway, as the heated saltwater infinity pool is perched over the gully, overlooking mature native trees.

 5  3  2

Price by Negotiation

GST Inclusive

 pggwre.co.nz/CAM38353

 Video Available



SCOTT BORLAND

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TAMAHERE, WAIKATO

248A Tauwhare Road

Private Lifestyle Sanctuary

Set well back off the road in an idyllic setting on a flat 2.60ha is this appealing lifestyle homestead with a second dwelling, large shed and inground pool. The main home features four bedrooms and three bathrooms on two levels with gorgeous rural views. The extra accommodation has one bedroom and one bathroom and is open plan. A 200m² three bay shed is a real bonus here and features a concrete floor, power and high, wide, vehicle doorways. The property is only a short drive to Tamahere Model Country School and the local Farmers Market as well as easy access to the Waikato Expressway.

🏠 5 🚿 4

Price by Negotiation

GST Inclusive

🔍 pggwre.co.nz/CAM37449

🎥 Video Available



SCOTT BORLAND

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WAITETUNA, WAIKATO

11 Parker Access Road

Access Granted

Here is an opportunity to buy a newly built home in a friendly, quiet neighbourhood. Set on an elevated north facing rise, this quality and well laid out three-bedroom home has huge kitchen, dining and living areas which flow to the outdoor area made for entertaining. Cleverly designed features and use of some recycled doors give this home personality and style, and as a bonus the garage has its own private outdoor area, kitchenette and ensuite. The 8,059m² section is well fenced with a water trough in each paddock, a large chicken coop run and a dog motel. Enjoy beautiful bush and country views with Raglan just an easy 15km drive away.

 3  2  2

\$1.4M

GST Inclusive

[pggwre.co.nz/HAM37630](https://www.pggwre.co.nz/HAM37630)

 Video Available



RICHARD THOMSON

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CANTERBURY AND MATAMATA

SALESPEOPLE LIVING THEIR OWN LIFESTYLE DREAMS – AND REVENUE STREAMS

Two PGG Wrightson Real Estate salespeople are living their own lifestyle dreams with some interesting and unusual choices in livestock.

Nick Rattanong sells lifestyle and residential property with PGG Wrightson Real Estate, Rangiora. Outside of work on 20 hectares in Sefton, North Canterbury Nick has developed a hobby that has become a passion, breeding pedigree White Galloways.

A docile and extremely cute breed of cow, White Galloways are ideal for a lifestyle block, as Nick explains.

“Because of their looks they are sometimes described as the panda version of a cow. They are naturally polled, have a quiet nature, and are smaller than breeds like Hereford and Angus, making them easier to manage, with less wear and tear on paddocks. Their double coat means they don’t use all their energy and fat reserves over winter staying warm, enabling a high-quality marbled meat.

“Attracted by their amazing look, I bought my first White Galloways four years ago, and now have a herd of 65. I use four different breeding bulls and have sourced cows from Balclutha to Northland, for a diverse line of genetics to promote the longevity of what is classified as a rare breed.

“On a standard lifestyle block you could comfortably keep half a dozen White Galloways. They are a robust, hardy breed, which even on rough hill country or during a drought can still raise a good calf and premium beef,” he says.

Nick is current vice president of the Galloway Society of New Zealand, his stud Mountain View Galloways has Facebook followers worldwide, and he sells weaner calves at around six months. The breed’s ease of calving and dominance for well-marked crossbreed calves give his surplus bulls appeal for heifer mating on dairy farms. He also plans to show them in the future.



Paul Knudsen's background is different to Nick: based at PGG Wrightson Real Estate, Matamata, he has recently come into real estate via a career owning and working in rural Waikato agricultural businesses.

For the last 12 years Paul has operated a large scale duck farm, producing 5500 meat birds per week on his Matamata property.

"Dating back to the Mongol-led Yuan dynasty in China, the Pekin duck is the most popular global breed for duck consumption and the basis of the New Zealand duck sector. Ducks are a specialised livestock, though a viable option on a larger lifestyle block, likely to suit an individual or couple downsizing from a more conventional farm, which is how I did it.

"You need approximately one hectare for the ducks, preferably secluded from the neighbours, though you need around 15 hectares of grazing pasture on which to use the effluent from a duck unit for irrigation.

"Producing ducks creates an income and provides an interest. My ducks are enough work for one person full time and one part time. For a couple looking to do this,

if they structured it right one partner could work off the property," says Paul.

While setting up a new duck unit is reasonably straightforward, it is a niche sector that requires a couple of years' lead time to establish. Processing and marketing duck products, along with the hatchery that supplies the ducklings and the pre-fabricated sheds used on duck farms, all fall under the management of Cambridge-based Quack A Duck, which is located within 75 kilometres of all the New Zealand duck farms the company services.



NICK RATTANONG
Residential & Lifestyle Sales Consultant
027 308 5280



PAUL KNUSDEN
Rural & Lifestyle Sales Consultant
027 476 5523

LEARN MORE AT: pggwre.co.nz/about-us



CAMBRIDGE, WAIKATO

127 Peake Road

 4  2  2

Peake Performer

If you have been looking for an equestrian property on one of the most desirable roads around Cambridge, then this could be the one for you. A beautifully presented 2.0428ha with a four bedroom, two bathroom home. The home features an indoor pool, bonus living/entertainment area and double garage. Amazing horse facilities include 12 paddocks, yards, 10 stables, truckshed, round pen and all weather arena. Perfectly situated with the Cambridge Racecourse, Velodrome, St Peter's School, Te Awa Cycleway, Waikato Expressway, and Cambridge Township all within a short distance.

Auction

(Unless Sold Prior)
11.00am, Wednesday 8 November
PGGWRE, 87 Duke St, Cambridge

 pggwre.co.nz/CAM38541

 Video Available



SCOTT BORLAND

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POKURU, WAIKATO

249 Pokuru Road

Top Quality Lifestyle

A quality lifestyle property beautifully set up with a stunning contemporary four bedroom, two bathroom home which is surrounded by expansive lawns and entertainment decks. The home has been designed so that the open plan living spills out onto the north facing partially covered decks which makes for a perfect entertainment area. The flat 2.69ha features seven paddocks, a floodlit arena (approx 30 x 70m) and an American barn with stables, truck park, a tackroom and extra office/storage/living. Located 2.5km approx. from Te Awamutu town boundary, where you have all the amenities available in this popular rural town.

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Auction

(Unless Sold Prior)
11.00am, Friday 10 November
PGGWRE, 87 Duke Street, Cambridge

🔍 pggwre.co.nz/CAM38406

🎥 Video Available



SCOTT BORLAND

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FRASERTOWN, HAWKE'S BAY

42 Middleton Road

 3  1  4

Location, Opportunity Not to Be Missed

This 28.67ha property is mainly farmed as a deer unit, supported with a handful of cattle, lightly stocked and well maintained. Potential growth offering a diversified range for horticulture, cropping, livestock etc.

Three bedroom Weatherboard home.

Easily accessible and workable with both cattle and sheep working facilities supported by two implement sheds plus deer shed and a two stand woolshed.

Tender

Plus GST (if any)
Closes 4.00pm, Thursday 9 November, Wairoa

[pggwre.co.nz/WAR38536](https://www.pggwre.co.nz/WAR38536)



CARL VAN DER MEER

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At the top - Lot 7



WAIROA, HAWKE'S BAY

Whakamahia Road

A Supreme Coastal Opportunity

These exceptional coastal land holdings sit in an elevated position, overlooking the spectacular estuary and wetland at Whakamahia Beach on the East Coast in Wairoa.

Whakamahia Beach is well known for it's excellent surfcasting conditions and sits next to Wairoa Rivermouth and Wairoa township.

Lot 2 is 13.8600 hectares, Lot 4 is 3.8140 hectares and Lot 7, considered to be the premium Lot, is 6.38 hectares.
(Lot 3 & Lot 6 are SOLD)

\$500,000

Plus GST (if any)

[pggwre.co.nz/WAR38130](https://www.pggwre.co.nz/WAR38130)

 Video Available



KIMBERLEY BELL

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WHIRINAKI, HAWKE'S BAY

Kaiwaka Road

Here Is An Opportunity For Someone With Vision!

Located at the top of the Devils Elbow on Kaiwaka Road, this recently harvested forestry block is ready for a new life! Re-plant for timber or carbon farming or return the land to pasture, the options are unlimited.

The well formed skid site would be the perfect place to build, the views are fabulous and there are also powerlines nearby.

Kaiwaka is a very popular lifestyle location, it has a great community, it is not far from Lake Tutira or the beach and it is within an easy commute from Napier.



PETER DICK

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\$445,000

GST Inclusive

pggwre.co.nz/HAS38527



PUKETAPU, HAWKE'S BAY

498 Apley Road

Te Awa, Lead The Good Life

Seldom do you find a small farm with all the infrastructure needed to close the front gate and live comfortably away from the outside world.

The 29.44 hectares (72.74 acres) gives ample grazing for 250-300 stock units. Located 37km west of Hastings and only 19.6km from Taradale with the Puketapu township and school being 6.4km away. A highly sought-after lifestyle location.

The property encompasses a large two level home. Four bedrooms, bathrooms plus stunning ensuite with living areas on each level.



PAUL HARPER

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 4  2  3

Enquiries Over \$2.025M

Plus GST (if any)

[pggwre.co.nz/HAS37773](https://www.pggwre.co.nz/HAS37773)



PUKEHAMOAMOA, HAWKE'S BAY

140 Awahuri Road

Private Country Lifestyle

This fabulous lifestyle section is located in a quiet picturesque valley overlooking Lake Rununga and it is not far from Hastings or Napier!

Sun all day, warm, sheltered and surrounded by picturesque Hawke's Bay farmland, what more could one wish for.

The views from the property are stunning and frequently you will see birds on the lake enjoying the peaceful environment. It is not very often do we find a section on Awahuri Road with so much potential.



PETER DICK

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\$380,000

GST Inclusive

[pggwre.co.nz/HAS37610](https://www.pggwre.co.nz/HAS37610)



HAUMOANA, HAWKE'S BAY

119 Parkhill Road

Country Lifestyle, Great Location

If you are looking for a property with a comfortable modern family home, a separate flat, shedding and land that produces an income – look no further, there is one on Parkhill Road and it's on 6.5 hectares.

Three bedrooms, two bathrooms, open plan living (in the main dwelling), two bedrooms in the flat, six bay shed and a long term lease on the orchard.

 5  3  2

Enquiries Over \$2.4M

Plus GST (if any)

 pggwre.co.nz/HAS38095



PETER DICK

027 446 1714

peterdick@pggwrightson.co.nz



COLYTON, MANAWATU

26 Spur Road

Stunning Lifestyle Sections Available.

All ready to build your dream lifestyle, power, copper fibre with landline to gate of each section. Located only 1.8km from Colyton village featuring Colyton School and Ginger Bird Cafe. 10km from the rural servicing town of Feilding. Titles issued.

Lot 1 0.5721ha
Lot 2 0.7242ha
Lot 3 0.5969ha
Lot 4 0.7209ha

Call today to view and secure your pick of the sections.



WAYNE BROOKS

027 431 6306

wayne.brooks@pggwrightson.co.nz

Price by Negotiation

[pggwre.co.nz/FDG38061](https://www.pggwre.co.nz/FDG38061)



KAIRANGA, MANAWATU

108 Oroua Road

 13  15  7

Equestrian Centre With Upside

Not only is this extremely well located, 12.1ha (30-acres) property a brilliant horse set up, but it also brings in an excellent income for the current absentee owner. Situated within 12km from Palmerston North and easy commute to Feilding Ohakea and Whanganui. This exciting opportunity will not only cater for the horse loving family but could suit investors. No water issues here with 12 X 25,000 litres water tanks and bore water to the farm troughs. The many superb features are a horse owners dream. Included is a horse walker, circular breaking in pen, 16 covered tie ups, washdown area and rug room. The main block consists of six tie ups.

Price by Negotiation

Plus GST (if any)

 pggwre.co.nz/FDG38387

 Video Available



JACQUI CAMPION

027 593 9764

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EQUESTRIAN DREAM BUSINESS POTENTIAL



Kyrewood was established in the late 1980s by Pauline and Fred Gorton, and operated for many years as a riding school. With several premium features to fit and enhance an equestrian lifestyle, and able to comfortably accommodate approximately 20 horses, the Kairanga, Manawatu property was purchased in 2017 by Jan Davis, fulfilling a 10 year dream.

"Although I'd had my sights on it for awhile, the Gortons weren't ready to sell. Since 2017 though, it has been my pleasure and good fortune to bring the property back to its best," says Jan.

Situated 12 kilometres north west of Palmerston North and an easy commute to Feilding, Ohakea and Whanganui, 12 hectare Kyrewood is now offered for sale again, by Jacqui Campion of PGG Wrightson Real Estate, Feilding.

As the property's owner for the past six years, Jan's ambition was to open it up to the public, and enable more people to enjoy Kyrewood.

"I've always loved show jumping. When we bought Kyrewood we planned to set up a boutique breeding

programme to breed top show jumpers."

Taking the Gortons' legacy to the next level remains an option for a new owner. In the meantime Jan has spent plenty of time and effort adding her own touches to Kyrewood.

"We have refurbished, which has been nothing but fun, albeit incredibly hard work and huge hours. Watching it come back to where more horse lovers can enjoy and use it the way it should be has been wonderful.

"Rebuilding it to its former glory, putting the love and tenderness back in to beautify it was my mission. Preparing the indoor stables and tie ups, then opening the door and walking out into the arena for the first time, with all the work completed, gave me a wonderful sense of achievement that was pretty special."

Jan says adding a saddlery was another highlight. Kyrewood Park Saddlery carries top European saddle brands, giving the property an additional revenue stream, as do several Kyrewood buildings that Jan has adapted for residential rental use, which is much coveted among the equestrian fraternity.



"Allowing tenants to be on the same property as their horse is pretty cool, and there is no shortage of demand for these particular rentals," she says.

Jacqui Campion says Kyrewood would equally well suit an investor, or a new owner seeking to chase their equestrian dream.

"This equestrian business property is set up to meet and exceed the expectations of any horse lover. Kyrewood features a horse walker, circular breaking in pen, 16 covered tie ups, a washdown area and a rug room. Its main block comprises six tie ups with six stables, a washdown area, an office, a staff kitchen, shower, two toilets, feed room and tack room, all situated under a comfortable three-bedroom apartment overlooking the property. Beyond that, two horse arenas sit alongside the main block, extending out to 29 subdivided paddocks plus 36 yards.

"A modern three-bedroom home in a private setting complements the business side of the property, while the saddlery operates above what was previously a five-bedroom home. Plug-in camping sites with an ablution block, showers, a kitchen and laundry are ready to re-commission if a new owner so chooses.

"Alternatively, for an investor, Kyrewood would operate well to generate passive income, with excellent tenants in the houses and a manager happy to remain."



JACQUI CAMPION
Residential & Lifestyle Sales
027 593 9764

VIEW ONLINE LISTING AT: [pggwre.co.nz/FDG38387](https://www.pggwre.co.nz/FDG38387)





AWAHURI, MANAWATU

1797 State Highway 3

Small Farm With Upsides 8.1ha

Only 8km to Feilding, 13km to Palmerston North and handy to Ohakea. Suit semi-retired farmer or townie wanting to get back on the land. Currently farmed as a stock trading block with one stand woolshed, two bay Implement shed, workshop, and hayshed. Small sheep and cattle yards with loadout. Flat to rolling contour. Subdivided into 11 paddocks with bore water from own pump to troughs in all paddocks. A 1960s, three-bedroom brick home plus sleepout, with open plan living/dining area is a real bonus. Houses of this era are well built, boasting native timber and really lend themselves to very successful renovation. Your chance to add value.

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Price by Negotiation

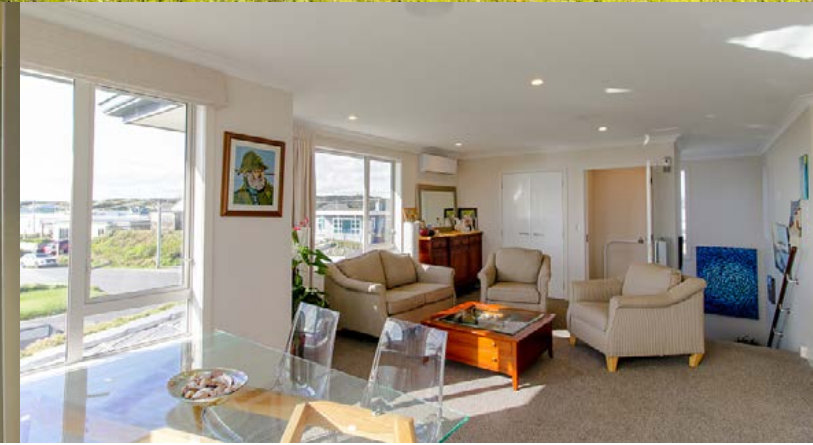
🔍 pggwre.co.nz/FDG37836



MICHAEL CAMPION

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michael.campion@pggwrightson.co.nz



FOXTON BEACH, MANAWATU

6 Marine Parade

 4  2  2

Premium Coastal Living With Sea Views!

Experience the beauty of beach living in this modern beach home, located just a stone's throw away from the beach and boasting breathtaking sea views from the lounge and deck. Take advantage of the convenience of having the beach nearby, while still having the privacy of your own home.

The property has two floors, with the living area on the upper level designed to maximize the beach and natural light and the lower level where the bedrooms are. Inside, the property has four bedrooms, all with individual heat pumps, and two bathrooms. The kitchen has been equipped with the latest appliances for a comfortable living experience.

Enquiries Over \$1M

GST Inclusive

[pggwre.co.nz/LEV38307](https://www.pggwre.co.nz/LEV38307)



CRAIG DIAS

022 522 4430

craig.dias@pggwrightson.co.nz



JANA DAHOUD

021 422 445

jana.dahoud@pggwrightson.co.nz



FOXTON, MANAWATU

358 Foxton Shannon Road

 4
  1
  1

Horses? Stock? Land!

Are you looking for a property that has space for the relatives? Are you passionate about horses/cattle/sheep and need more land? Don't let this opportunity pass by!

Sitting on over 5.19 hectares more or less, this lovely home has open plan living combine dining with a wood burner. The kitchen itself is functional especially with the serving hatch which is handy when entertaining guests. Four good size bedrooms, two of them also have access to the deck, plus office/study. The bathroom has a nice modern touch to it with vanity, toilet and wet floor shower.

Auction

Plus GST (if any)
2.00pm, Saturday 25 November, On-Site

[pggwre.co.nz/LEV38348](https://www.pggwre.co.nz/LEV38348)

 Video Available



CRAIG DIAS

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JANA DAHOUD

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DANNEVIRKE, MANAWATU

3345 Weber Road

A Piece of Rustic Weber History

This slice of history is the previous Weber country pub, located in the heart of the countryside between Dannevirke and Akitio Beach and offers a unique opportunity to experience the rustic charm of traditional country living. Boasting six bedrooms, ensuite, office, large kitchen and dining room, two lounge areas with wood burners. Bathroom with shower and corner spa bath, six toilets, large separate laundry, all set on 5562m² where there is a chicken shed and newly planted fruit trees. This offers a great opportunity for those who have a large family or who have a vision of potential such as a B&B or even restoring to its former glory.

🏠 6 🚿 2

Enquiries Over \$529,000

GST Inclusive

🔍 pggwre.co.nz/DAN38142



BEC ADIE

027 538 4173

bec.adie@pggwrightson.co.nz



MASTERTON, WAIRARAPA

A/188 Dixon Street

 2  1  1

Estate Sale

Take a moment to consider the amazing opportunity that awaits you at 188a Dixon Street, Masterton. Nestled down the shared access lane this spacious two-bedroom townhouse offers a comfortable and convenient lifestyle.

Step inside and be welcomed by the generous living areas, the open-plan design seamlessly connects the living, dining, and kitchen areas, allowing for ease of movement. Situated in an enviable location, this property offers the best of both worlds - peace and quiet without compromising on accessibility. A short stroll will take you to the Kuripuni shops, where you can explore a multitude of boutique retail outlets and cafes.

Price by Negotiation

GST Inclusive

[pggwre.co.nz/MAS38208](https://www.pggwre.co.nz/MAS38208)



GARY PATRICK

027 450 4290

gary.patrick@pggwrightson.co.nz



EAST TARATAHI, WAIRARAPA

575 East Taratahi Road

1ha Lifestyle Sections - Only Two Left

Check out these last two sections Lot 5 and Lot 6 located on the sought after, river end of East Taratahi Road.

Convenient to Masterton, Gladstone and Carterton, with spectacular rural views and a sunny aspect. There is easy access to the river known as The Cliffs for recreational use within a short drive of the property. Both of these 1.1ha lots will be hard to beat with unintruded views of The Tararua Range as well as power to gate and no covenants.

Pick your section and jump into the lifestyle you deserve. Call me and book a viewing.



BEVAN EDWARDS

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Price by Negotiation

pggwre.co.nz/MAS34168

SOUTH ISLAND



SOUTH ISLAND

LIFESTYLE COLLECTION | SPRING 2023



UPPER MOUTERE, TASMAN

225 George Harvey Road

Quality Lifestyle and Grazing Property

A rarity in the district, 22.4ha with two titles. A flat grazing block of 20.2ha and a second title being 2.24ha containing the house and the sheds.

A spacious 310m² five-bedroom homestead over three levels is set in an elevated position overlooking the farm, facing north for all-day sun and enjoying stunning views of the valley and Western ranges. A large deck and solar-heated pool provides for entertainment and relaxation.

The property provides a wonderful opportunity for a family to enjoy the Moutere Lifestyle and a property that offers grazing income and a variety of options for the future.



DOUG SMITH

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 5  2  2

Price by Negotiation

GST Inclusive

 pggwre.co.nz/NEL38263

 Video Available



RAPAURA, MARLBOROUGH

187 Rapaura Road

Prime Location, Big Shed....Work From Home!

Located just a short commute from Blenheim's CBD in desirable Rapaura Road, well known as Marlborough's 'Golden Mile' this 6750m² property includes a modern family home and a large commercial shed plus extra land.

Set well back off the road down a long driveway, this attractive four-bedroom 220m² home is well positioned to the north for sunny living with a pool and stunning rural views. The floor plan offers multiple living areas including a large, upgraded kitchen.

The absolute opportunity with this property is the extensive 360m² shed. Currently used as a commercial bakery, but options are many including storage or mechanic workshop.



GREG LYONS

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Enquiries Over \$1.4M

Plus GST (if any)

[pggwre.co.nz/BLE37633](https://www.pggwre.co.nz/BLE37633)

 Video Available



RAPAURA, MARLBOROUGH

158 Rapaura Road

 4  2  3

Affordable Lifestyle....Top Location!

An immaculately presented property of 8,651m², just a short commute to Blenheim's CBD and just minutes from Renwick the location is desirable yet convenient. The four-bedroom, two-bathroom home has a large main bedroom, ensuite and walk-in robe, good indoor-outdoor flow, and large living areas for entertaining plus a spa pool on the rear deck. There is extensive parking, including a double garage plus a three-bay shed with a concrete floor, power, gas hot water, a walk-in chiller, and nearby is a tunnel house. Two sheltered deer-fenced paddocks provide an opportunity to run some sheep, cattle, or even a pony for the kids.

Enquiries Over \$1.125M

GST Inclusive

 pggwre.co.nz/BLE38511

 Video Available



GREG LYONS

027 579 1233

greg.lyons@pggwrightson.co.nz



REEFTON, WEST COAST

22 Butts Road

Two Homes, Space and the Best Views

This impeccable 28ha property offers a lifestyle like no other, combining a four bedroom home and modern living plus addition three bedroom low maintenance home on the bottom terrace. A wonderful addition to this property is a very large 20 x 12m shed purposely built for large trucks with drive-in drive-out entrance, reinforced concrete floors, workshop area and power. The land is effectively 19.5ha of quality pasture with good fencing throughout with an internal access track from the bottom terrace to the top terrace. Farm improvements include cattle yards, two bay shed with a lean to on the bottom terrace with good access.

\$1.9M

GST Inclusive

[pggwre.co.nz/GRE38504](https://www.pggwre.co.nz/GRE38504)

 Video Available



SHARYN OVERTON

027 272 7032

sharyn.overton@pggwrightson.co.nz



IKAMATUA, WEST COAST

State Highway 7

Blueberry Heaven in the Grey Valley

Introducing a captivating blueberry lifestyle property, a stunning oasis spanning 4.7ha of natural beauty. Nestled amidst lush landscapes and picturesque vistas, this exceptional property offers a unique opportunity to embrace the tranquil charm of countryside living. Located in the Ikamatua area, this property boasts a fully equipped packing shed, making it ideal for blueberry, including tay and raspberry enthusiasts as well as and those seeking agricultural ventures. The packing shed provides ample space for processing and packaging, ensuring a seamless operation for berry harvesting.

\$475,000

GST Inclusive

pggwre.co.nz/GRE38038



SHARYN OVERTON

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HAWARDEN, CANTERBURY

106 Ginders Road

🏠 4 🚿 3

Larger Lifestyle Offering Country Living

Welcome to this private, eight hectare, larger lifestyle block featuring a permanent material, spacious and extensively modernised family home. The two-storey house offers four bedrooms, office, two lounges and 360-degree views of the surrounding countryside, hills and mountains beyond. Outbuildings include the enclosed large three-bay roller door workshop / implement shed, three open bay implement shed and the chicken house and fenced run. The land is electric fenced into seven paddocks with most in lucerne. A beautiful home ready for the next owner.

Price by Negotiation

Plus GST (if any)

🔍 pggwre.co.nz/CHR38057



PETER CREAN

027 434 4002

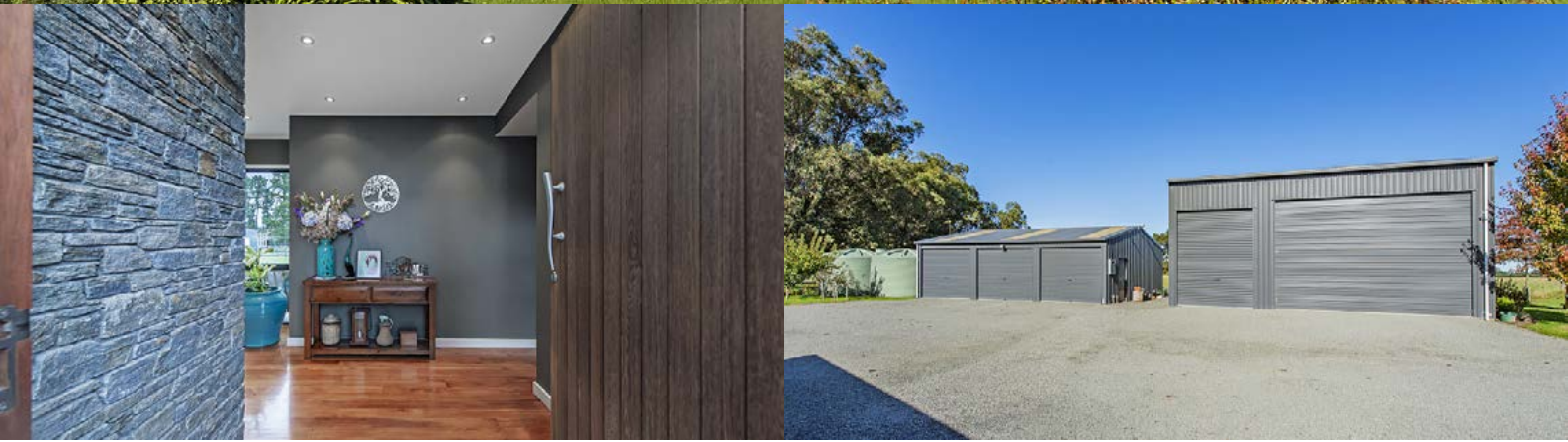
pcrean@pggwrightson.co.nz



MARK CLYNE

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LEITHFIELD, CANTERBURY

193 Terrace Road

Idyllic Lifestyle Living

Situated on approximately 4.6 hectares of versatile land, this property boasts an upper and lower terrace providing a private rural vista. The contemporary dwelling enveloped by established park-like grounds and sweeping lawns, comprises four generously proportioned bedrooms, each complemented by spacious wardrobes. The master bedroom offers an en suite and a walk-in robe. The outdoor area includes a built-in BBQ and a fireplace, creating a perfect setting for entertaining. Triple garage, Totalspan 9x9m shed, three-bay barn, pine woodlot, and elevated vegetable gardens complete this lovely property.



KEVIN ROWE

027 609 4227

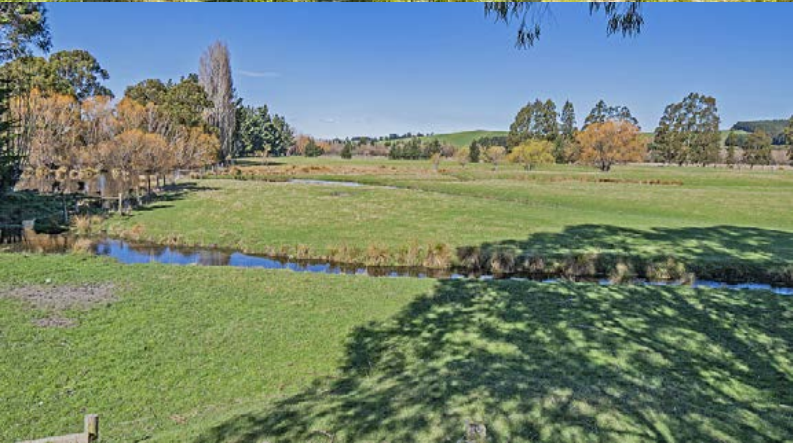
kevin.rowe@pggwrightson.co.nz

 4  3  3

Enquiries Over \$1.45M

GST Inclusive

pggwre.co.nz/RAN37832



OKUKU, CANTERBURY

128 Garrymere Road

Peaceful Country Farmlet

Tucked away in tranquil Okuku with a delightful outlook, this peaceful farmlet spans 13.3 hectares. A haven for those who want to continue to farm deer, graze cattle and sheep or for equestrian enthusiasts. Extending to the Ashley River reserve allowing access to scenic walking and horse-riding trails. Perched on the upper terrace, the home attracts all day sun and caters for families, retiring farmers and those wanting to work on the land. Currently configured as a small deer farm, it is equally suited for horses with the potential to convert the deer shed into stables.

 3  2  2

Price by Negotiation

GST Inclusive

[pggwre.co.nz/RAN38183](https://www.pggwre.co.nz/RAN38183)



JOHN PRIEBEE

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JO PRIEBEE

021 942 234

jo.prieb@pggwrightson.co.nz



RANGIORA, CANTERBURY

53A Ashley Street

🏠 4 🚗 3 🏠 2

Central Location - Executive Home!

Dual storey property recently redecorated throughout on a 911m² section. Open-plan kitchen/dining with two living spaces. Downstairs rooms have doors opening to entertaining area, fully fenced with established gardens, you have privacy. Downstairs master and en suite are wheelchair accessible, and there is an area for chilling out, crafting or office space with outdoor access. A separate toilet for guests is off the main living area. Upstairs is the master, an additional two double bedrooms and a family bathroom. Double garage boasts oodles of storage, and there is a garden shed, wood storage and area for a trailer.

Buyer Enquiry Over \$995,000

GST Inclusive

🔍 pggwre.co.nz/RAN38291



LINDA MCCARTHY

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NORTH CANTERBURY

OHOKA FARMLLET OFFERS OPPORTUNITIES

A 12-hectare Ohoka farmllet, a rare and generous size for a lifestyle property in the heart of one of North Canterbury's most desired localities, is for sale.

Ron and Diane Dalley bought the property in 1975, as Ron explains.

"It was originally a dairy farm, with a wee cottage. After we moved in we progressively built a new house, then removed the cottage. It's been an excellent base for us, both when we had an irrigation business in Ohoka township, then also for the family.

"We've taken great pleasure in the house, and the outlook around the garden is something you can't replicate in an urban area."

As their business was irrigation, including heavy involvement with the establishment of New Zealand's centre pivot industry, the irrigation system, delivering 11 litres per second from a well on the property across the whole 12 hectares, ensures grass year-round.

"Linked to the Eyre River system, it's an exceptional location for abundant spring water.

"We've fattened cattle for the last 48 years, running between 30 and 40 head of beef cattle for six months of the year, de-stocking in April for the winter. As a farming unit it's given us a good return, paying the rates and the insurance," says Ron.

Their business, Irrigation and Pumping Services, grew from a two person operation in 1976 to 90 employees, one of New Zealand's largest irrigation companies. They were instrumental in establishing this country's centre pivot business and held the franchise for Italian imported irrigators, American centre pivots, and British and Australian irrigation products. PGG Wrightson bought Irrigation and Pumping Services from the Dalleys in 2003.

Ready to downsize, the couple have now engaged Kevin Rowe of PGG Wrightson Real Estate, Rangiora to offer their property for sale. He says the outstanding setting, 24 kilometres north of the Christchurch CBD and 1.5



kilometres from the well-respected local primary school, accentuates the charm of the four bedroom home.

“Ron and Diane have developed a large, much admired and lovingly tended garden, with a natural stream flowing through close to the house. It includes two ponds, one with a fountain system, and will provide new owners with a tranquil haven.

“Oriented to capture all day sun, built with heart rimu and featuring an in-ground swimming pool and indoor spa, this quality residence and its prime location offer numerous admirable qualities. Many barns and sheds, electrified laneways throughout, plus a high standard of sheep and cattle stock handling facilities, set this well above most lifestyle offerings, providing a solid revenue opportunity.

“Taking a slightly longer term view, the Dalleys have also secured resource consent for subdivision into three four hectare blocks, the standard lifestyle property size in Waimakariri District, providing a new owner who so chooses with the opportunity to develop within the next four years,” says Kevin.

Offers on the property over \$1.9 million plus GST (if any) will be considered.



KEVIN ROWE
Rural & Lifestyle Sales Consultant
027 609 4227

VIEW ONLINE LISTING AT: pggwre.co.nz/RAN38394



OHOKA, CANTERBURY

105 Jacksons Road

 4  2  2

Ohoka Gem!

A rare opportunity to secure a 12 hectare farmlet with a split-level permanent material house in the heart of Ohoka on Jacksons Road. Recently the property has been approved by WDC to be subdivided into three 4ha blocks. Survey pegs are installed and new fencing has been established with a central laneway formed. Final entrance access from Jacksons Road is waiting for design details from WDC. This property has stock-handling facilities designed for both sheep and cattle. Abundant barns and sheds are available, and the laneways are electrified throughout. An irrigation system delivering 15 litres per second ensures grass year-round.

Enquiries Over \$1.9M

Plus GST (if any)

[pggwre.co.nz/RAN38394](https://www.pggwre.co.nz/RAN38394)



KEVIN ROWE

027 609 4227

kevin.rowe@pggwrightson.co.nz



WAIPARA, CANTERBURY

8 Baxters Road

🏠 4 🚗 3 🏠 2

Spend Christmas Entertaining Here!

This contemporary, meticulously planned 4.86 hectare lifestyle property emulates the lush landscapes of Waipara. 412m² (approximate) modern home with open-plan kitchen/living/dining plus separate lounge and upstairs living space. Covered patio and decking areas with picturesque vistas. Four double bedrooms with wardrobes, master with walk-in robe and en suite. Masport fire with wetback, heat pump and double glazing. Internal access garage and separate laundry. Eight paddocks, horse corral, chicken shed, three-bay barn (roller doors) with workshop, studio and toilet. Various fruit trees, vege gardens, immaculate grounds and garden.

Enquiries Over \$1,490,000

GST Inclusive

🔍 pggwre.co.nz/RAN37730



KEVIN ROWE

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kevin.rowe@pggwrightson.co.nz



AMBERLEY, CANTERBURY

8 Willowside Place

 4  2  2

Space Galore!

If space and privacy are on your agenda, then this is a must-view property. Located in popular Willowside Place on the west side of Amberley's bustling country township, this spacious large family-style home is sun filled and offers an external four-bay shed to house extras. Large open-plan kitchen and dining, adjoining spacious family living all with access to the deck for effortless outdoor living and entertaining. Four double bedrooms, master with en suite, walk-in robe and doors to patio. Three further bedrooms one having its own access from the driveway - possible work from home space. Fruit trees, sealed driveway, and solar panels.

Auction

GST Inclusive
(Unless Sold Prior)
11.30am, Wednesday 15 November on-site

 pggwre.co.nz/AMB38564

 Video Available



MARIA RICKERBY

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mrickerby@pggwrightson.co.nz



RUBY BURNEY

027 312 3533

ruby.burney@pggwrightson.co.nz



AMBERLEY, CANTERBURY

26 Hilton Drive

 4
  2
  2

Built For Enjoyment or Entertaining

This brand-new home is designed to provide you with all the benefits and comforts you could wish for. Natural light floods the open-plan family, dining, and entertainer's kitchen area. Large doors from the living take you to a spacious covered alfresco deck. Adjacent to the living space, is another inviting formal living. Four spacious double bedrooms – the master is a luxurious retreat, with en suite and walk-in robe. The home finished in neutral tones, making it adaptable to any decor style. Internal access double garage. Lawns, plantings and fencing is in place. Sit back and enjoy life from the impressive outdoor space.

Price by Negotiation

By Negotiation

 pggwre.co.nz/AMB38215



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AMBERLEY, CANTERBURY

43a and 43c Reserve Road

Opportunity Knocks With This Double Opportunity!

An exceptional chance awaits you on the sought-after Reserve Road in Amberley, with two spacious bare land lifestyle blocks. Lot 1 boasts an impressive 4.1127 hectares and a two-bay shed, while Lot 3 spans 4.3987 hectares. Presenting excellent building sites, allowing you to create the perfect home to suit your desires.

Both lots have power and water available to their sites, and boundaries are fully fenced. Access is from a sealed road leading to a shingle driveway leading to each lot, and their prime location near the flourishing and well-serviced Amberley Township makes them even more enticing.

Priced From \$390,000

GST Inclusive

[pggwre.co.nz/AMB36662](https://www.pggwre.co.nz/AMB36662)



MARIA RICKERBY

027 563 1733

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AMBERLEY, CANTERBURY

8 Pukeko Way

 3
  2
  2

Sleek, Stylish & Space!

This inviting residence offers an opportunity to live in a beautiful home, in a fabulous neighbourhood in an awesome community. It has so much to showcase from the spacious light-filled family spaces to the extra shed outdoors, nestled on a huge 2,428m² section. Boasting three bedrooms, master with en suite, walk-in wardrobe and doors to private outdoor spa. A massive living can be utilised as two areas with dining included. Doors open to an impressive kwila patio some partially covered. Office, established gardens, off-street parking and double external garage with power is an absolute bonus. Situated within easy reach of local amenities.

Deadline Sale - Offers over \$999,000 considered

GST Inclusive
 (Unless Sold Prior)
 Closes 11.00am, Tuesday 7 November

pggwre.co.nz/AMB38512



MARIA RICKERBY
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 mrickerby@pggwrightson.co.nz



RUBY BURNEY
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 ruby.burney@pggwrightson.co.nz



AMBERLEY, CANTERBURY

12 Bankview Place

4 2 2

Something Very Special!

An architectural masterpiece with some original 1980 features, outstanding vistas, and privacy, sited on 1,088m² in a peaceful cul-de-sac. Four-bedroom home comprising Rimu kitchen with dining space. Adjoining conservatory, with views over the garden towards Mt Grey. Primary suite with dressing room, en suite and doors opening to outside, a second large bedroom with views and patio access. Two additional bedrooms and bathroom, on the northeast wing, providing a separate area for family or guests, an Air BnB option or work from home space. Spacious lounge offering amazing views, formal dining or living. The double garage has a storage loft.

Auction

GST Inclusive
(Unless Sold Prior)
11.00am, Tuesday 21 November On site

[pggwre.co.nz/AMB38581](https://www.pggwre.co.nz/AMB38581)



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WAIPARA, CANTERBURY

339 Mackenzies Road

Natures Masterpiece: Unparalleled Views Await

8.3-hectare parcel in the picturesque Waipara Valley, offering a range of possibilities. This well-fenced property is a canvas for your dream home, livestock, off-grid living, or horticultural endeavours.

The elevated vantage point treats you to breathtaking panoramic vistas of Mt Grey, the undulating beauty of Waipara's rolling hills, vineyards, and, on clear days, even catch a glimpse of the distant port hills. Includes one unit of county water on site, with stock water connected. A sixth share of the dam will be sold with the property. Power is accessible at the purchases expense. Call us now!

**Offers Over \$685,000
Considered**

Plus GST (if any)

Open Days View By Appointment

🔍 pggwre.co.nz/AMB38423

🎥 Video Available



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RUBY BURNEY

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WAIKUKU, CANTERBURY

1455 Main North Road

 3  1  2

What a Location!

Three-double bedroom home sited on 2,575m² in sought-after Waikuku. Close to the popular Waikuku Beach, Rangiora, even Christchurch. Open-plan kitchen and dining, multiple living areas easily partitioned with access to the patio. Tandem-style garage plus carport for vehicles and recreational equipment, and workshop area. Raised vegetable plots, garden shed, woodshed and an artisan well. A significant advantage is the adjacent section part of the same title, already fenced. Presenting various possibilities, create your own vegetable garden or house chickens, affording you the chance to embrace a self-sustainable way of life.

Deadline Sale - Offers Over \$749,000 Considered

GST Inclusive
(Unless Sold Prior)
Closes 11.00am, Wednesday 8 November

[pggwre.co.nz/AMB38533](https://www.pggwre.co.nz/AMB38533)



MARIA RICKERBY

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RUBY BURNEY

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WEST MELTON, CANTERBURY

Unique Business Opportunity

Looking to make an exciting move to be your own boss, run a successful business providing services to commercial growers, and live at this idyllic 5.0694 hectare property only 19km from the Christchurch international airport. This immaculate superbly managed business (established 2007) is a home-based example of onsite management efficiency, offering quality seedlings to their loyal clients from a state-of-the-art nursery. The icing on the cake is living onsite in the superbly refurbished three bedroom, two bathroom family home.

Deadline Private Treaty

Plus GST (if any)
No Prior Offers
Closes 2.00pm, Thursday 23 November

[pggwre.co.nz/LCN38418](https://www.pggwre.co.nz/LCN38418)



RON FERGUSON

027 498 6256

ron.ferguson@pggwrightson.co.nz



MALCOLM MCNAUGHTON

027 297 4297

Malcolm.McNaughton@pggwrightson.co.nz



BURNHAM, CANTERBURY

288 Thomsons Road

Lifestyle, Versatility & Potential

Seldom do opportunities come along to purchase a significant-sized lifestyle block of this nature, so close to Rolleston town. Currently farmed as part of the neighbouring dairy farm, this property has both an irrigation consent from a well and spread via a pivot with some K-line around the edges. With access from Thomsons and Burnham School Roads and being adjacent to SH1, this gives rise to many possible future opportunities. There are two sound, three bedroom homes. With two titles, two houses, two access points, this could be easily two very separate lifestyle properties.

Offers Over \$3M Considered

Plus GST (if any)

🔍 pggwre.co.nz/LCN38466



DAN VAN DER SALM

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MARK CLYNE

027 531 2964

mark.clyne@pggwrightson.co.nz



LINCOLN, CANTERBURY

1/206 Tancreds Road

4 2 2

Exciting Potential and Premier Location!

Nestled in an exclusive established setting on 4ha, this excellent four bedroom, two bathroom home is yearning for its new owner. The kitchen and living spaces form the hub of the home. Spacious and open-plan, featuring a mono-pitch ceiling, and huge windows with views stretching across the paddocks to the Port Hills and the stunning Southern Alps, it is the perfect place to unwind or enjoy social occasions. Stacking sliders flow to the numerous outdoor spaces enjoying the summer months, alfresco dining and BBQs. Well-fenced paddocks, each with stock water, and good shelter belts.

\$1.395M

GST Inclusive

[pggwre.co.nz/LCN38521](https://www.pggwre.co.nz/LCN38521)



RON FERGUSON

027 498 6256

ron.ferguson@pggwrightson.co.nz



CANTERBURY

MUCH LOVED BERRY FARM AND RURAL CAFÉ OFFERED FOR SALE

A well-established berry farm south of Christchurch, with a popular local café attached, is for sale.

Situated in the Tai Tapu area, nestled under the Port Hills 19 kilometres south of downtown Christchurch, the Raspberry Café and Otahuna Berries sits on 11 hectares, originally purchased by current owners Jane and Craig Scott and Jane's parents in 1980, as Jane explains.

"I grew up in Hoon Hay Valley, which was semi-rural, though rapidly becoming built up, and my parents wanted to move away from suburban life. Dad loved raspberries and always wanted to grow them. His father, my grandfather, had been a market gardener. Craig and I returned from a few years overseas, and this seemed like an exciting family opportunity.

"One of several rehab farms set up after World War One, the property was previously a few paddocks used for cropping, mainly growing lucerne. When we bought the block there was nothing on it, not even a shed. The locals told us we were mad, and raspberries would never grow, though we were determined to prove them wrong.

"Early work consisted of installing irrigation systems, planting shelterbelts, levelling the land and then progressively planting. From the outset the blocks were planned for machine harvesting, hence wide spacings between the rows. We planted an American variety, a dessert raspberry, producing sweet and delicious fruit, focusing on flavour rather than volume, then began growing strawberries a few years later. Production reached a peak of 80 tonnes in the late 1980s and early 1990s. Watties took the bulk of our crop. However, during the 1990s imports of bulk discounted fruit from China, Serbia and Chile convinced us it was better to downsize and concentrate solely on fresh fruit sales at the high end."

They now grow approximately four hectares of raspberries and around two hectares of strawberries.

"Otahuna Berries' fruit is only available through the shop. As the pool of local growers is steadily decreasing, our raspberries and strawberries are highly sought after and in heavy demand. When crops allow, we also offer pick your own, which is incredibly popular," says Jane.



Opening the café in 2001 fulfilled a plan to add value to the business.

"We wanted more control over our fruit, needing to showcase it to the public more directly. We decided to open a café, never realising it would take on a life of its own.

"We bought a 50 year old cottage with Arts and Craft architectural features, and relocated it the approximately 15 kilometres to the berry farm. Craig and a couple of builders took the walls out and refurbished the cottage, and we opened the café with much trepidation, not sure whether anyone would come in.

"Initially we focused on coffee and scones, though because we are away from town, people want to sit in and have a meal. You have to listen to your customers, so we changed it up a little, and it works well. Now we pride ourselves on good, homemade, delicious and satisfying food in a picturesque setting, providing a comfortable, peaceful and appreciated dining experience. Our cakes are a particular specialty, attracting plenty of regular customers, and are a great talking point. We focus on seasonal produce, make all food on the premises, and our customers include locals, regulars, families, cyclists and walkers, among others," says Jane.

Having raised three children, now adults, in a community that has changed significantly since they established the business, the Scotts have decided the time is right for them to hand it on. Ron Ferguson of PGG Wrightson Real Estate, Lincoln is offering Otahuna Berries and the Raspberry Café for sale. He says it is a unique and thriving local business.

"What the Scotts have created from the ground up is an impressive business with two strong, though complementary components, plus the potential for a new owner to develop it further. Their loyal customer base, and the combination of the berries and the café offer diverse income streams. In addition to their customers, their staff have also been loyal to the Scotts for several years, making this a sound going concern.

"Thirty years ago Tai Tapu was more rural, and although the locality retains its charm, the local community has grown in size considerably, and diversified away from farming, providing a new owner the potential to add further to the business," he says.



RON FERGUSON
Sales Consultant
027 498 6256

VIEW ONLINE LISTING AT: pggwre.co.nz/LCN38366



HICKORY BAY, CANTERBURY

429 Hickory Bay Road

🏠 3 🛏 1

Secluded Paradise

This remarkable 16ha farmlet offers an idyllic lifestyle just a mere 11km away from the charming town of Akaroa. With its stunning natural beauty and tranquil surroundings, this property presents a rare opportunity to own a piece of New Zealand's pristine landscape. The centrepiece of this property is a captivating three-bedroom character home that basks in abundant sunlight throughout the day. Embracing the essence of rural living, the property features a generously sized shed crafted from locally milled timber. This versatile space provides ample room for storage, projects, or potential to convert into a workshop or studio.

Deadline Private Treaty

GST Inclusive
(Unless Sold Prior)
Closes 2.00pm, Thursday 9 November

🔍 pggwre.co.nz/LCN37746

🎥 Video Available



JOHN MCPHAIL

027 588 0295

John.McPhail@pggwrightson.co.nz



ROB MCGREGOR

021 334 469

rob.mcgregor@pggwrightson.co.nz



METHVEN, CANTERBURY

2 Westward Way

Powerful Views, Premium Location!

Positioned on a spacious, landscaped section on the outskirts of Methven, this property offers a remarkable living experience. The two-storey home boasts uninterrupted views of Mt Hutt and the Methven Golf Course and enjoys a rural outlook with the convenience of being within walking distance to the township and local schools. A functional layout is designed for easy care living with the lounge and dining room offering a welcoming atmosphere with indoor and outdoor flow. An abundance of natural light fills the rooms throughout the home, the bedrooms are generously sized and the bathrooms are well appointed.



DAN VAN DER SALM

021 918 233

dan.vandersalm@pggwrightson.co.nz



SAM GREGORY

021 0283 8791

sam.gregory@pggwrightson.co.nz

 4  2  2

Enquiries Over \$1.095M

 pggwre.co.nz/ASH38077

 Video Available



METHVEN, CANTERBURY

Westward Way

Exclusive Methven Golf Course Sections

Welcome to Kakariki View, Methvens exclusive and private subdivision, where you will find yourself surrounded by high calibre and executive style properties. The titled 4,000m² (more or less) sections boast direct views of the Southern Alps and surrounds, enjoying a rural outlook with the added convenience of being within walking distance to the township and local schools. With power, water and fibre available at the boundary, both sections are ready for you to build your dream home, holiday home or simply land bank your slice of Kakariki View.

Enquiries Over \$420,000

GST Inclusive

Q pggwre.co.nz/ASH35754



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SAM GREGORY

021 0283 8791

sam.gregory@pggwrightson.co.nz



METHVEN, CANTERBURY

44 Line Road

 4  1  2

Prime Lifestyle Living

Are you searching for the perfect blend of privacy, space, convenience, and opportunity? Look no further! Nestled on the outskirts of Methven, yet within walking distance to the town amenities, this four double bedroom, one bathroom property offers an exceptional lifestyle just waiting for you to make it your home. This property has a warm and inviting interior care of double glazing throughout and the diesel fuelled radiator heating. Spacious open plan living easily flows to the outdoors with direct mountain views right from your doorstep. The 6x6 garage provides for vehicles and the section is fenced into two small paddocks.

Deadline Private Treaty

(Unless Sold Prior)
Closes 2.00pm, Thursday 2 November

[pggwre.co.nz/ASH38520](https://www.pggwre.co.nz/ASH38520)

 Video Available



SAM GREGORY

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DAN VAN DER SALM

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dan.vandersalm@pggwrightson.co.nz



MOUNT SOMERS, CANTERBURY

6 Pattons Road

 5  2  2

Ready for a Change of Pace?

This timeless home nestled in natural surroundings offers comfort and convenience. The open plan kitchen, dining, and lounge with a walk in pantry provide a central hub, heated by a log burner and HRV system. The indoor outdoor flow is exceptional, featuring outdoor dining, a pizza oven, BBQ area, and Mount Hutt Skifield views. With five bedrooms, including a master suite, second lounge, and spacious rumpus area, this home accommodates all needs. The 8,909m² land with Res C zoning allows subdivision potential. Sheds, a chook house, and veggie garden offer self sustainability. Don't miss this gem, call Sam or Dan today!

Deadline Private Treaty

(Unless Sold Prior)
Closes 2.00pm, Thursday 2 November

 pggwre.co.nz/ASH38337

 Video Available



SAM GREGORY

021 0283 8791

sam.gregory@pggwrightson.co.nz



DAN VAN DER SALM

021 918 233

dan.vandersalm@pggwrightson.co.nz



TIMARU, SOUTH CANTERBURY

775 Brockley Road

Lifestyle Living at its Finest

The ultimate combination of space, convenience, and versatility in this brand new, supersized home, spanning over 350m² perfectly positioned on a slightly elevated 2.08ha land parcel and waiting for a personalised outdoor area. This opulent property comprises four generous bedrooms, two with walk-in wardrobes and ensuites, as well as an additional family bathroom. The spacious open plan kitchen, dining and living areas make the most of the mountain and ocean outlooks. The home boasts four car internal access garaging with attached home office and boardroom complete with a dedicated entrance, and a three bay shed.

 4  3  4

\$1.35M

GST Inclusive

pggwre.co.nz/TIM37931

 Video Available



RICKY MCLEOD

027 255 5204

ricky.mcleod@pggwrightson.co.nz



TIMARU, SOUTH CANTERBURY

693 Pleasant Point Highway

 3  2  3

Lifestyle Convenience - 2.14ha

Located on the popular Pleasant Point Highway, this conveniently positioned lifestyle block is often admired from the road. Built in 2006 this modern three bedroom farm-style home boasts a beautiful wrap around kwila deck, perfect for those morning coffees among the tranquil setting. Designed with entertaining in mind, the kitchen, dining and living areas are open plan and access the deck. The three double bedrooms are complemented by two bathrooms. Outside, the triple car garage has workshop attached, the landscaping offers shelter and privacy and the garden and tunnel house are full of fresh vegetables and fruit.

\$849,000

GST Inclusive

[pggwre.co.nz/TIM37385](https://www.pggwre.co.nz/TIM37385)

 Video Available



RICKY MCLEOD

027 255 5204

ricky.mcleod@pggwrightson.co.nz



WAITOHI, SOUTH CANTERBURY

Waitohi Pleasant Point Road

Quality Bare Land - 24 Hectares

Located on the Pleasant Point Waitohi Road this piece of quality land has some excellent building sites with fantastic rural and mountain views. Water is provided by the Downlands scheme to a tank. There are excellent soils that have had a history of cropping, dairy support and lamb fattening which makes this a very versatile piece of land. Plenty of options here to purchase and landbank or build your dream home. Neighbouring bare land also available for sale - refer TIM37393

\$585,000

Plus GST (if any)

[pggwre.co.nz/TIM37392](https://www.pggwre.co.nz/TIM37392)



SIMON RICHARDS

027 457 0990

simon.richards@pggwrightson.co.nz



View From Property

View From Property



TIMARU, SOUTH CANTERBURY

Spur Road

Sensational Views and Location - 9,580m2

Experience the amazing and ever changing views of the mountains (including Mt Cook), Canterbury Plains and rural landscape in the foreground. Build your dream home and live the life that is only a few minutes from all the conveniences of town. The lifestyle property is fully deer fenced with a formed driveway and sealed entrance. A number of great building positions with mostly even platforms will keep building more affordable. Excellent shelter that also provides great privacy from the road.

These sought after Spur Road lifestyle properties are now becoming difficult to procure with plan changes, avoid disappointment by enquiring now.

Price by Negotiation

GST Inclusive

[pggwre.co.nz/TIM38187](https://www.pggwre.co.nz/TIM38187)



SIMON RICHARDS

027 457 0990

simon.richards@pggwrightson.co.nz



TIMARU, SOUTH CANTERBURY

99 Rosebrook Road

3 2 2

The Ultimate Lifestyle Experience - 4ha

Embrace lifestyle living at its finest with the ultimate blend of contemporary design, sleek lines and abundant space in this like new home, nestled upon a predominantly flat four hectare deer fenced block and located within moments from the town boundary, schooling options and Gleniti golf course. The sun-soaked master suite offers both a touch of luxury and comfort, equipped with a walk-in wardrobe and tiled ensuite bathroom. Another two double bedrooms and a designer bathroom are perfect for guests or children. Indoor-outdoor flow from two of the bedrooms and living areas make the most of the landscaped grounds and the ever changing vista.

Enquiries Over \$1.2M

pggwre.co.nz/TIM38204

Video Available



RICKY MCLEOD

027 255 5204

ricky.mcleod@pggwrightson.co.nz



PUKEURI, NORTH OTAGO

131 Georgetown-Pukeuri Road

Grandvue

Grandvue is a 37ha property with the WOW factor, the beautifully appointed three bedroom home plus office, master with ensuite, open plan kitchen, lounge, dining strategically built on an elevated site to capture the views out across the Waitaki Plains to the mountains and the expansive coastline and Pacific Ocean. There is an attached garage with laundry and in close proximity to house is 12m x 9m versatile garage with concrete floor, modern three bay shed with inbuilt stable and tack room. Large 405m² workshop/storage shed with concrete floor. This quality property demands your early attention.

Enquiries Over \$2.85M

Plus GST (if any)

Q [pggwre.co.nz/OAM37398](https://www.pggwre.co.nz/OAM37398)



DAVE HEFFERNAN

027 215 8666

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OAMARU, NORTH OTAGO

100 Shortland Road

 3  1  4

Lifestyle - Irrigation - Family Living

Nestled just 5km from Oamaru, this 10.6ha property offers a well-maintained 3-4 bedroom home with office/utility room, open-plan kitchen/dining and separate lounge. Stay cozy with a wood burner and heat transfer system and enjoy the property view from the covered patio. The brick-clad home is surrounded by an established garden, featuring an additional double garage, workshop, woodshed, cattle yards, calf shed and hot house. The flat, subdivided land with 8 paddocks and quality soil is perfect for rural living. With 11 irrigation shares in the Abattoir Road Irrigation Company and right-of-way access, this is the ideal lifestyle property.

Price by Negotiation

Plus GST (if any)

pggwre.co.nz/OAM38576



JOHN SINNAMON

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BARRY KINGAN

027 229 5046

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OAMARU, NORTH OTAGO

30 Old Mill Road

Loaded with Opportunity

The possibilities are wide ranging and the features unbelievable, 20.6465ha of rural residentially zoned land suggests development or simply enjoy the lifestyle. The 1980's built home of 358m² over two levels, four or more bedrooms, master with ensuite and walk-in wardrobe, two bathrooms, palatial living areas with outdoor privacy offers the countryside yet only moments to Oamaru central, plus superb workshop (141m² approximately), implement shed, secluded, sun and so much space to spread out or enjoy life.

 4  3  2

Enquiries Over \$1.85M

Plus GST (if any)

[pggwre.co.nz/OAM38583](https://www.pggwre.co.nz/OAM38583)



TONY SPIVEY

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SAM SPIVEY

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OAMARU, NORTH OTAGO

83 Reservoir Road

🏠 4 🚗 2 🏠 3

Soak in the Views. Stunning Home

Experience the elegance in this stunning property, boasting a low-maintenance brick exterior and a west-facing patio that exudes style. The kitchen, dining, and living areas offer panoramic views of Oamaru and the coastline. Stay cozy with a heat pump and log fire, enhancing the atmosphere. The chef-inspired kitchen is complemented by three bedrooms, an office nook, and a modern bathroom upstairs. Internal access leads to a fourth bedroom and a second bathroom/ensuite, ensuring convenience and luxury. With two garages accommodating three-plus vehicles, a sealed driveway, and full fencing, practicality meets elegance.

\$849,000

🔍 pggwre.co.nz/OAM38364



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SAM SPIVEY

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OAMARU, NORTH OTAGO

36 Oban Street

 3  2  5

Self Sufficient / Development Potential

Prepare to be amazed with everything this beautiful property has to offer, peace, privacy and located on a quiet cul-de-sac street. Three generous bedrooms all with built in wardrobes, two lounge/dining areas and two modern bathrooms. There is plenty of room for vehicles including a double garage with internal access as well as a separate four bay garage/workshop. All this set on a 2587m² section with potential subdivision options and established fruit trees and gardens.

Enquiries Over \$799,000

[Q pggwre.co.nz/OAM37711](https://www.pggwre.co.nz/OAM37711)



SAM SPIVEY

022 062 9782

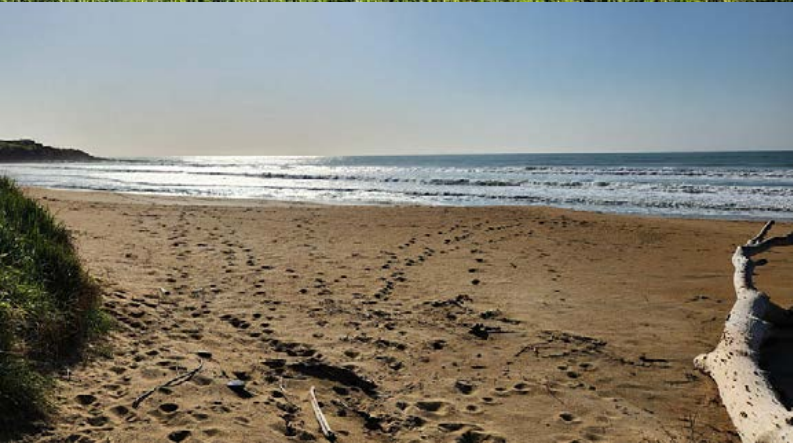
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KAKANUI, NORTH OTAGO

3/1250 Waianakarua Road

Beachside Sensational

Imagine a lifestyle that offers direct seaside living and gentle easy access onto a fabulous sandy beach, with 4ha of land and a stylish new 249m² home. Features include stunning polished concrete floors the coolest of kitchens with spacious living areas, stacker sliding doors, four bedrooms all with stacker doors onto patio living, breathtaking master ensuite bathroom plus walk-in robe, secluded sun drenched courtyard, double garaging and three toilets along with a large scale barn style workshop of 100m² and Colorsteel workshop of 170m². From location to features, privacy sun and just the most captivating wow factor it is truly stunning.

 4  2  2+

Enquiries Over \$1.7M

 pggwre.co.nz/OAM38573

 Video Available



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SIGHT UNSEEN PURCHASE NEW ERA FOR CHURCH

OTAGO



An Anglican church in a small Otago community has been de-consecrated and is now set to take on a new life.

St Chad's in Middlemarch has been a place of worship since 1901. Otago manager for PGG Wrightson Real Estate Craig Bates was engaged by the diocese to sell the property, which he says attracted phenomenal interest.

"Cherished through the generations, St Chad's is a special place featuring leadlight windows, a solid wooden floor and internal walls. However, it needed fresh ownership to breathe the new life into it. A property like this inspires plenty of people, though to become its guardian requires some special characteristics," he says.

Waikato resident Kay Ramsbottom has taken on that role, putting in an offer on St Chad's without seeing it or ever visiting Middlemarch. Kay has always loved the idea of doing a church conversion and was thrilled when, despite stiff competition, the diocese accepted her offer.

"My children left home a while ago, and I was ready for a new adventure. I'm an avid real estate watcher, and

had noted St Chad's some time before deciding to make an offer. Although I did that sight unseen, it was a good price from my perspective, leaving scope to refurbish it."

Originally from Australia, Kay has recently completed a Masters in Professional Writing at the University of Waikato, and is looking forward to using the church as a peaceful spot to finish a book she is working on. Aside from that, she has several options.

"I've not decided yet whether to refurbish it to live in, or build a tiny house outside and use the church for an art studio or similar creative space. I need to spend some more time working that out, also talking to local people. Whatever I do needs to remain true to the community spirit, and I'm sure others in Middlemarch will have ideas that I'm keen to listen to," she says.

St Chad's was planned in the late 19th century and built after concerted local effort, as Rev DO Hampton, the first vicar recorded:

"Mr E Clark, Kia Ora Farmer, Middlemarch, very generously gave us about half an acre, high and dry, as a site which



we very gratefully accepted, and on which the church was built in the latter half of the year nineteen hundred, and fitted for Divine Service with all requisites necessary, except a Baptismal font, and from its belfry sounded forth the first church bell ever heard in Strath Taieri, this was on the first Sunday in March in the year nineteen hundred and one, a very blowy stormy day.”

Several generations later, Middlemarch local Kate Wilson represented the diocese during the sale process.

“While it is a sad day to hand over a community asset and wind down something that’s been in the district for so long, there has been no service at St Chad’s for about a year, and we’ve not had a functioning power supply for about ten years, so it was time to move on. We are delighted to see it pass into the hands of someone who respects the values of a small community and is prepared to ensure it remains used by local people.

“Craig made the transaction simple: that reach that PGG Wrightson Real Estate has was just what we needed, and obviously a very effective way to identify a purchaser,” says Kate.

Craig’s association with St Chad’s dates back to the mid 1980s when he was a Middlemarch-based livestock agent living in the company-owned house next door. His duties then included ensuring the church land was grazed to keep it tidy and presentable for the monthly gathering.



CRAIG BATES
Otago Sales Manager
027 489 4361

VIEW ONLINE LISTING AT: [pggwre.co.nz/DUN37824](https://www.pggwre.co.nz/DUN37824)



NORTH TAIERI, OTAGO

252A Tirohanga Road

Unique Taieri Building Site

Building sites on the Taieri are hard to find but here is your opportunity to secure one! Unique is the best way to describe this one. 3.6818 hectares on an elevated site with views out across the Taieri Plains towards Saddle Hill. The approved building site backs onto the native bush. You will be able to wake up in the morning and hear the birds on your back door. Not only do you have peace and quiet along with native birds, you are sheltered from the prevailing winds. If building a home with awesome views and privacy is your wish, then here is your opportunity!



ROGER NICOLSON

027 886 0618

rjnicolson@pggwrightson.co.nz

Deadline Private Treaty

GST Inclusive
(Unless Sold Prior)
Closes 12.00pm, Wednesday 22 November

[pggwre.co.nz/DUN38563](https://www.pggwre.co.nz/DUN38563)



ALEXANDRA, CENTRAL OTAGO

35 Kordia Way, Waikerikeri

Supreme Lifestyle Opportunity

10.46ha of stunning elevated land in the ever popular Waikerikeri Valley, located nearby to both Clyde and Alexandra. If you're looking for land with the 'X'factor to build your dream lifestyle on, then this is a must view! With the invaluable advantage of approved resource consent, your vision for a dream home can seamlessly come to life. No need to start from scratch - consider the simplicity of the included build plans designed to maximize both comfort and the unparalleled scenery. Power, domestic water and irrigation water to the boundary complete this exceptional land of opportunity.

\$765,000

[pggwre.co.nz/ALE38300](https://www.pggwre.co.nz/ALE38300)

 Video Available



SALLY TAYLOR

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sally.taylor@pggwrightson.co.nz



SHANE TURFUS

021 246 6383

shane.turfus@pggwrightson.co.nz



ALEXANDRA, CENTRAL OTAGO

1 Stella Way, Waikerikeri Valley

 2  2  2

Picturesque Presentation

This 3.4ha lifestyle block has been meticulously landscaped from the moment you enter the driveway and continues to impress throughout the property. A modern three year old home awaits at the top of the hill where you'll be greeted by a stunning schist feature entrance to the home. Upon entering you are immediately drawn to the uninterrupted expansive views from the multiple sliding doors which create seamless indoor/outdoor flow. Well appointed internal access garaging with built in hobby room and plentiful storage. Two bay garden shed, large tunnel house and a garden/pump shed complete this package.

\$1.395M

pggwre.co.nz/ALE37546

 Video Available



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SHANE TURFUS

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ALEXANDRA, CENTRAL OTAGO

587 Dunstan Road

Lifestyle, Location and Income

2.1625 hectares. At the heart of this lifestyle gem is the very appealing 20-year-old home. The open plan kitchen dining and lounge area separates the master bedroom with ensuite and a second separate toilet from a further two bedrooms, family bathroom, office and rumpus room - leading to the double internal access garage. The lounge area opens out onto a large patio area inviting you to enjoy the outdoors in style, and for those looking for some relaxation the spa pool area is private and sheltered. Beautifully landscaped grounds, with mature trees and immaculate lawns. Great income from blueberries and plums.

 3  2  2

Deadline Sale

(Unless Sold Prior)
Closes 3.00pm, Friday 10 November

[pggwre.co.nz/ALE38422](https://www.pggwre.co.nz/ALE38422)



MIKE DIREEN

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mdireen@pggwrightson.co.nz



ALEXANDRA, CENTRAL OTAGO

410B Alexandra-Fruitlands Road, Butchers Rise

A Place to Live and a Place to Build

Nestled in the heart of Central Otago, this remarkable property offers a unique blend of natural beauty and potential. With 11.1835 hectares of land, this property has dual functionality. A studio unit providing a comfortable living space in the existing three bay Ultra-span shed, and a formed building platform ready to build your dream home. House plans, resource and building consents are in place ensuring a smooth transition from planning to construction. The property showcases a mix of typical Central Otago rocky dry landscape and productive irrigated land and has a two bay implement shed.

🏠 2 🚿 1

\$1.195M

GST Inclusive

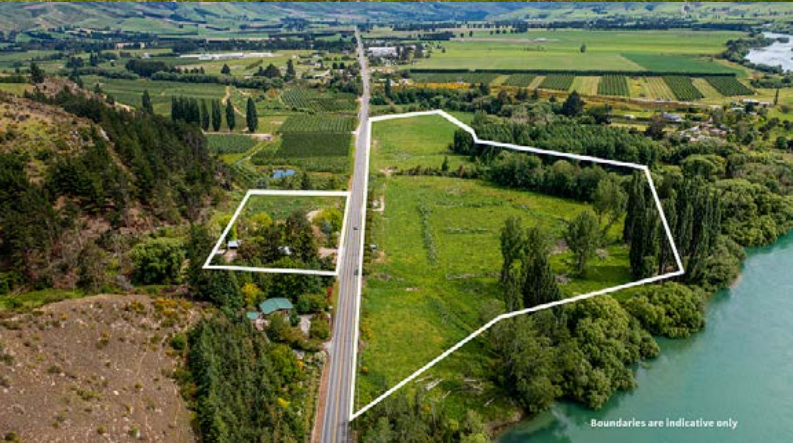
🔍 pggwre.co.nz/ALE38538



MIKE DIREEN

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Boundaries are indicative only

ETTRICK, CENTRAL OTAGO

5280 Ettrick-Raes Junction

🛏️ 4 🚿 2 🏠 2

Live the Lifestyle in Central Otago

Sun drenched living spaces welcome you home. The large modern kitchen and dining area flows seamlessly into the family lounge, ideal for hosting family and friends. Four spacious bedrooms include a master with walk-in robe and en-suite. There is still room to add your personal touch and complete the modernisation of this home. Numerous outbuildings including a large spacious workshop garage complete the package. The home sits amongst established gardens and mature trees overlooking the property's 8.8 hectares of land which was formally planted in trees for harvesting, re-plant or re-configure the land to suit your lifestyle needs.

\$730,000

🔍 pggwre.co.nz/ALE38478



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SHANE TURFUS

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TAPANUI, OTAGO

1 Duncan Road South

Tapanui Farmlet

Located less than 2km from Tapanui's town centre is this fantastic opportunity to purchase a 16ha rural property with a three-bedroom dwelling nestled amongst mature specimen trees, along with numerous sheds, cattle yards, shelter plantings, and all on flat land.

Contact us now for more information or to arrange a viewing, as you do not want to miss out on this one!

\$899,000

GST Inclusive

[pggwre.co.nz/GOR38059](https://www.pggwre.co.nz/GOR38059)



DEREK AYSON

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ALLAN THOMPSON

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TE ANAU, SOUTHLAND

356 Sinclair Road

Country Lifestyle Charm

Great 14.42 hectare lifestyle block divided into seven main, and three holding, paddocks. Sunny warm open plan three bedroom home with modern kitchen and views to the mountains. Easily heated with Yunca Multifuel and HRV system. Easy care established gardens surround the house.

Three-bay shed with one bay enclosed and set up as a workshop complete with power. Located 8km from Te Anau town centre, putting you within easy reach of all the essentials Te Anau has to offer. Seldom do properties of this size become available so close to the township.

 3  2  4

\$1.195M

pggwre.co.nz/TAN37106

 Video Available



SANDRA MACNAMARA

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SOUTHLAND

TE ANAU STRONG PRE AUCTION INTEREST

A 759 square metre Te Anau lakeside property sold recently for \$1.4 million.

Located 300 metres from the town centre, Murray and Jane Coveney sold the three double bedroom property, which features modern open-plan living flowing onto a sunny balcony, a double garage with internal access, plus a separate double boat-garage, via Jim Fortune of PGG Wrightson Real Estate, Te Anau.

Having bought it at auction for \$264,000 in 2003, the Coveneys spent approximately \$100,000 over the following few years putting in a new kitchen, altering the bathroom, and installing a walk-in shower.

Jim says the property's marketing campaign quickly drew plenty of motivated purchasers.

"This is such a beautiful home in a small, picturesque and unique local community. Although we set a date for sale

by auction, several of the interested parties were impatient, and we received pre-auction offers. After going into negotiation, Murray and Jane accepted a \$1.4 million offer from a family with previous history owning this property prior to them, so it has now come full circle," he says.

Murray and Jane are pleased with the result.

"When we started out we had a price in mind. While we could have waited for auction day, that is not guaranteed to end up in a sale, and with buyers so keen, and prepared to pay what we wanted, we were able to reach a deal that suited both parties. We are certainly happy with how it went," says Murray.

Before retiring to Te Anau, the Coveneys formerly farmed at Underwood, near Lorneville, where Murray also worked as a livestock agent at the local meat processing works.

"We were fortunate to buy the property at auction when



we did. At the time it felt like a really good deal, and we have been very happy here. Views across the lake and to the mountains are second to none. There is nothing better than sitting in the comfort of my La-Z-Boy, watching the boats and activity on Lake Te Anau," he says.

Jim's campaign to sell the property also receives high praise.

"We took Jim on because we have known him for years. He and PGG Wrightson did an excellent job taking the property to market, giving us sound advice all the way through, dealing with the buyers with great respect and professionalism, and keeping us well informed of all developments and interest.

"I couldn't fault him. He was excellent. He'd have heard about it if he hadn't been! I'd give him ten out of ten."

Murray and Jane are downsizing, and making a move to Invercargill.



JIM FORTUNE

Residential & Lifestyle Sales Consultant
027 594 8346

VIEW ONLINE LISTING AT: pggwre.co.nz/TAN38114



TE ANAU, SOUTHLAND

330 Sinclair Road

Appealing Lifestyle Opportunity

Set in a native garden setting garden setting is this 3.028 hectare property, in an appealing location, with a sunny modern three-bedroom home, large open plan living, well equipped modern kitchen with walk-in pantry, master bedroom with ensuite, walk-in wardrobe, and outdoor access, separate office and internal access double garaging including laundry.

Three bay shed with one bay enclosed, 15m lunging ring and five paddocks.

 3  2  2

\$999,000

Including GST

 pggwre.co.nz/TAN37886

 Video Available



JIM FORTUNE

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SANDRA MACNAMARA

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smacnamara@pggwrightson.co.nz



TE ANAU, SOUTHLAND

43 William Stephen Road

5 3 4

Live the Lifestyle Dream in Te Anau

Set on 1.79 hectares is this immaculately presented five-bedroom property with a stylish open plan kitchen, dining, living area, the kitchen having a large walk-in pantry, heated by diesel fire with wetback, spacious master bedroom with ensuite, walk-in wardrobe and outdoor access, one-bedroom self-contained apartment.

Sophisticated outdoor entertainment area features a built in BBQ area and fire pit along with beautiful plantings, separate five bay workshop/shed with two enclosed bays.

\$1.8M

pggwre.co.nz/TAN38476

Video Available



SANDRA MACNAMARA

027 208 1001

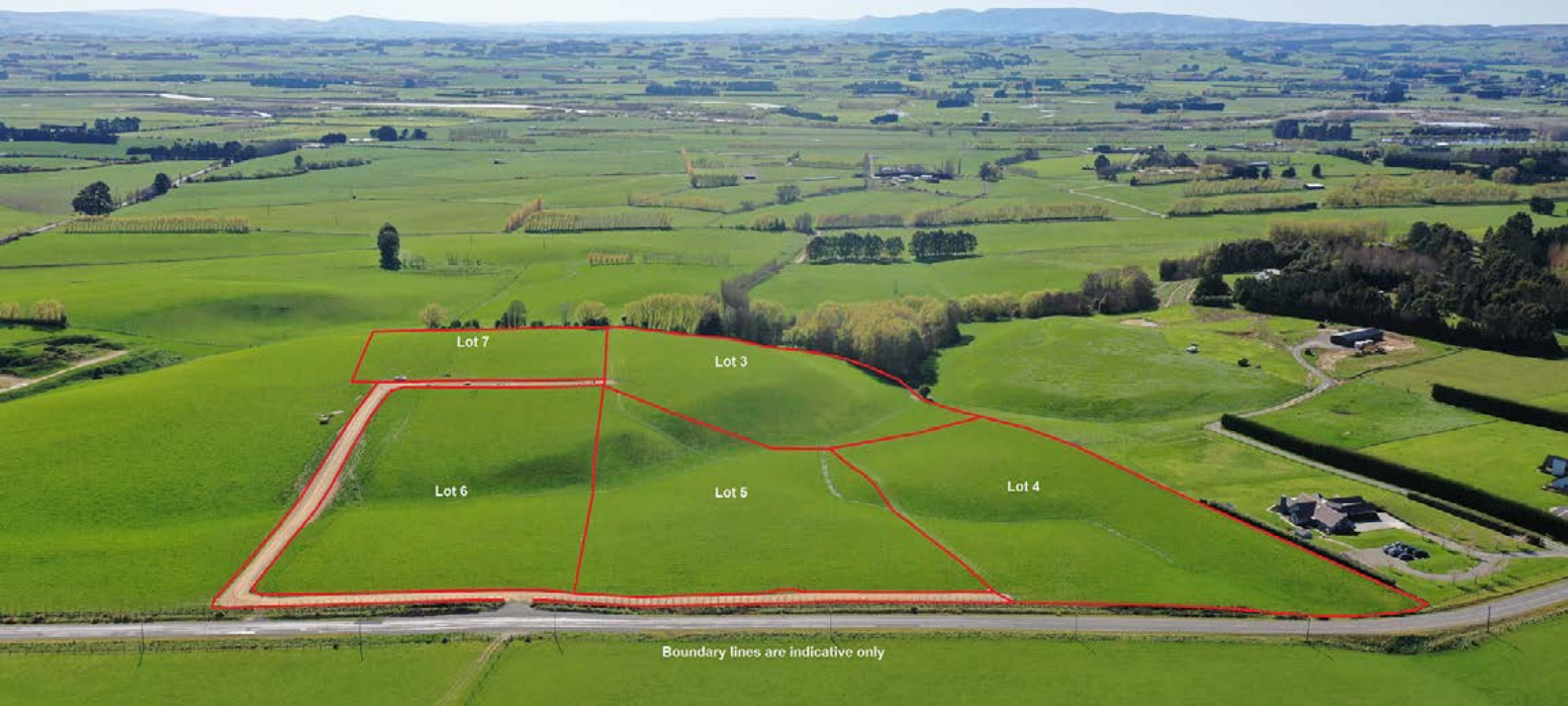
smacnamara@pggwrightson.co.nz



JESS LEDINGTON

027 306 5112

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GORE, SOUTHLAND

Reaby Road

Premium Lifestyle Sections on Reaby Road

New to the market are five stunning bare land blocks ready for you to call your own. Boasting some impressive, north facing views over the Waimea Plains and Hokonui Hills, these are sure to impress! Located less than 3km from the Gore town boundary on the very popular Reaby Road, makes these sections extremely desirable. Ranging in size between 2ha and 2.8ha, each property has its own unique features including some premium building sites. Consent has been approved and ready for new Titles to be issued.

Do not miss this awesome opportunity to secure your own piece of paradise.

Auction

1.00pm, Friday 17 November 2023
 Otamita Room, James Cumming Community Centre, 10 Ardwick Street, Gore

[pggwre.co.nz/GOR38467](https://www.pggwre.co.nz/GOR38467)



DEREK AYSON

027 667 9601

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WINTON, SOUTHLAND

73 Devereux Road

Complete Lifestyle Package

15.9643 hectares (38.78 acres) - Tidy three bedroom red brick dwelling consisting of kitchen/ dining, separate lounge well heated with multi fuel burner, heat pump and night store, separate bathroom, two toilets and internal access single garage, separate skyline double garage and tunnel house.

Excellent farm buildings including modernised three stand F/B woolshed/ covered yards, two bay haybarn, two loose boxes plus a two bay implement shed and attached three bay lockup workshop.

Extensive drainage, fencing and regrassing in the last eight years makes this a desirable small farm in a popular location 3km from Winton.



IAN RUSSELL

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 3  1  3

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)

Closes 12.00pm, Friday 24 November

 pggwre.co.nz/INV38180



WINTON & SURROUNDS, SOUTHLAND

50 Poynter Road

Elevated Sites for Nature Loving Lifestyler

28.7593 hectares, presenting endless possibilities, convenience is at your doorstep, with Invercargill just 23km away and Winton a mere 13km from the property.

The property boasts a perfect blend of practicality with a number of potential elevated building sites, 19 hectares of oversown pasture from the spring of 2022 being ex forestry and the balance mostly regenerating to native adjacent to the waterways and on steeper areas. It features two road frontages, enabling easy farm access via formed tracks around the property, two natural creeks, new tanalised post and netting fencing and two large duck ponds.

Enquiries Over \$500,000

Plus GST (if any)

[pggwre.co.nz/INV38221](https://www.pggwre.co.nz/INV38221)



ANDREW PATTERSON

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KIRSTY ANDERSON

027 226 1818

kirsty.anderson@pggwrightson.co.nz



LORNEVILLE, SOUTHLAND

79 Wallacetown Lorneville Highway

 3  1  1

Larger Lifestyle Close to Invercargill

Larger lifestyle property being 8.0831 hectares (19.974 acres) with the option to purchase an additional adjoining 2.7515 hectares (6.799 acres) of land with three stables.

Modernised three bedroom character home with open plan kitchen, dining, living areas opening out onto a porch, two toilets, established private garden.

Multiple sheds including a two bay open implement shed, four bay implement/storage shed with two bays being enclosed, smaller two bay open shed, tunnel house and vegetable garden. The property is divided into 8 paddocks which are all well sheltered, deer fenced, a bore supplies the water to troughs.

Enquiries Over \$695,000

Plus GST (if any)

pggwre.co.nz/INV38323



KIRSTY ANDERSON

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ANDREW PATTERSON

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apatterson@pggwrightson.co.nz



TOKANUI, SOUTHLAND

9 Neill Road

Vendor Wants Sold - Make an Offer

This 5.33 hectare (13.1707 acres) lifestyle block has a 1960s four-bedroom home on an elevated site with stunning rural views, renovated bathroom, combined kitchen and dining room with wetback Yunca fire and separate lounge.

The property is divided into seven paddocks, has a small set of sheep yards, chicken coop, tunnel house and woodshed.

Located in a great community, the property is 2km from the Tokanui township that has all the amenities you need yet set in a quiet secluded spot where you can enjoy the peace and quiet of rural life.



ROBIN GREER

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 4  2  1

\$499,000

GST Inclusive

pggwre.co.nz/INV38254

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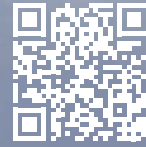
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pggwre.co.nz/we-live-here-too

"You can be involved in a community."

Maria Rickerby.



Scan here to watch the videos



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A national team of expert locals



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SCAN TO VIEW
DIGITAL VERSION



FRONT COVER IMAGE
*'Equestrian dream business potential'
(see inside for details on this property)*